

Just Listed



## CHARMING ACREAGE WITH DUAL LIVING POTENTIAL IN TINANA!

This exceptional lifestyle property at 188 Lindah Road, Tinana, offers a rare combination of acreage, dual-occupancy potential, and a convenient, quiet location. Positioned with easy access to the Bruce Highway north and south, this property is ideal for both homeowners and investors looking for versatility and space.

Key Features:

- **Dual Living:** 5 bedrooms in total - 3 in the main residence and 2 in the adjoining granny flat - ideal for extended family or rental income.
- **2 Bathrooms:** Comfortably serving both living spaces.
- **2 Kitchens:** A full kitchen in each residence, providing convenience and privacy for dual living.
- **Entertainment Options:** An in-ground swimming pool with an undercover poolside entertainment area - perfect for family gatherings and summer relaxation.
- **Ample Storage:** A double lock-up shed, offering plenty of storage.
- **Car Accommodation:** 2 carports provide plenty of space for vehicles and extra storage.
- **Water Access:** Tank water and a drinkable bore supply ensure sustainability and cost efficiency.

🚗 5 🏠 2 🚗 4 📏 1,697 m<sup>2</sup>

**Price** Offers Over \$699,000

**Property Type** Residential

**Property ID** 11103

**Land Area** 1,697 m<sup>2</sup>

**Floor Area** 315 m<sup>2</sup>

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



- **Comfort Throughout:** Ceiling fans throughout the home, air-conditioning in select rooms, and a cozy fireplace for cooler evenings.

Tinana is highly sought after by families for its reputable schools, including Tinana State School and Riverside Christian College, as well as convenient access to local amenities like the Westside Tavern, pharmacy, and convenience stores.

Currently leased until May 2025, generating \$660 per week, this property presents an attractive investment opportunity. Contact Justen Tillman from Blue Moon Property on 0412 262 325 to arrange an inspection. This property is bound to attract strong interest!

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