

A word from the Owners of 262 Franklin Road, Wattle Camp



Configuration	2 Bed + 1 Bath + 4 Car
Rates	\$2,061.70 per annum – approximately.
Rental Appraisal	\$450.00 to \$500.00 per week – approximately.
What first attracted you to this home?	We loved the peacefulness of the location, and have a generous block of land was important to us as we needed the space for our horses.
What is the construction of the property and roof?	Property: Clad Roof: Colourbond
When was the home built?	Year Built: 1990
Why are you selling?	Unfortunately, the owner has recently moved into further care due to health reasons.
Inclusions to remain with the property	Washing machine and multiple bird aviaries.

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Any cooling or heating?	There are ceiling fans throughout the property, along with a split system air-conditioning unit and a cozy wood fireplace in the main living area.
School catchments	Coolabunia State School – Prep to Year 6 Kingaroy State High School – Year 7 to Year 12
Are there any other benefits or features you love about the property?	<ul style="list-style-type: none">• Expansive, fully fenced yard offering space, privacy and versatility.• Excellent water infrastructure including two dams, three water tanks and a water bore.• Peaceful rural setting providing a quiet and relaxed lifestyle.• Fantastic opportunity to personalise and update the home, offering a true blank canvas for buyers.• Dual covered verandahs to the front and rear of the home.• Approximately 20 minutes to Kingaroy for shops, schools and everyday conveniences.

DISCLAIMER: the information contained in this fact sheet is provided by the Seller of the property and is therefore their opinion and recollection and may not be wholly accurate. Please rely on your own searches and investigations to verify the accuracy of the information.