



**PRICE GUIDE:** \$345,000.00

Area: 1740 m2

Council Rates: \$3,000.00 p.q.

### Sold by Graham Lynham 0447250222

Beautifully presented with immaculately maintained gardens, this 3 bedroom home with large shed & bore is perfectly positioned on a rarely found 1740 m2 allotment with frontage to both Gollogoly Lane and Violet Crescent.

The property's street frontage is Gollogoly Lane, however it has the added benefit of running through to and having access from Violet Crescent. The Violet Crescent access at the rear of the block opens the rear of the allotment up not only to access to the large shed but potential for further development on the allotment.

In the same family hands since built, the home was planned with purpose from the start.

To the centre of the 1740 m2 fully fenced allotment is the large powered shed which can be accessed from the Violet Crescent entrance.



**Graham Lynham**  
0447 250 222



**OFFICE**

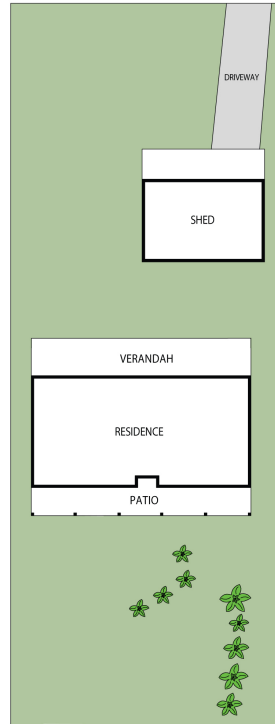
37Thuringowa Drive, Kirwan  
**07 4723 3222**

VERANDAH | 56m<sup>2</sup>  
 HOUSE | 127m<sup>2</sup>  
 PATIO | 30m<sup>2</sup>  
 TOTAL AREA | 213m<sup>2</sup>  
 SHED | 108m<sup>2</sup>



FLOOR PLAN

0 1 2 3 4 5  
 SCALE (METRES)  
PLANS SHOW ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



SITE PLAN

28 GOLLOGLY LANE  
 RASMUSSEN QLD 4815

**Lynham**  
 REAL ESTATE