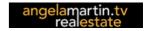# 1063 Koah Road, Koah, Qld 4881

House For Sale

Tuesday, 16 January 2024

1063 Koah Road, Koah, Qld 4881

Bedrooms: 3   **Bathrooms: 1**   **Area: 1 m2**   **Type: House**

Angela Martin

Offers Over $675,000

This is a great value for money property with a Country Lifestyle feel AND it has been beautifully developed for those who have horses in the family. With the potential for self sustainability on 4.5 flat usable acres and easy walking distance to the magnificent Barron River, this 3 bedroom original character home is a perfect option for those who want peace and privacy.The living and open kitchen areas have lots of character with high cathedral ceilings, wooden floors, natural light and a feeling of space - this opens out onto a large front deck and back patio area, perfect for relaxing or entertaining. The Kitchen is fresh, new and modern with stone bench tops and a fabulous freestanding gourmet gas cooker.The house is fully air conditioned and has a romantic wood burning stove for all year round comfort.It has Solar Power (approx 6kva) for almost NO POWER BILLS plus BORE so no water bills!There's still lots of potential to expand and develop this property - the additional building at the back of the house could be used as an art studio, office or extended granny flat living space. There's an additional outside toilet and shower too, perfect for when you've been in the garden all day!Imagine the lifestyle of growing your own veggies, planting fruit trees, having chickens for those free range eggs - priceless. NOW.... LETS TALK ABOUT YOUR PRECIOUS HORSES...This property has been professionally set up for horse lovers and includes:- Full arena (all weather base)- 3 stables with day yards (all lockable)- Fencing - 250 posts into the ground, so fully fenced. 'DUNCAN' fencing (state of the art flexible fencing) and electric fencing.This is a fabulous lifestyle property for a relaxed country feel - if you have horses, you'll know how much time, effort and money has gone into creating this!