

**11 Dougall Street, Bororen, Qld 4678**



**Sold House**

Tuesday, 5 September 2023

11 Dougall Street, Bororen, Qld 4678

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**

**\$283,500**

I always drive past this one and admire its beautiful street appeal. This property has everything going for it, constructed in the 1950's and maintained well keeping it's fabulous character in tact. 11 Dougall is solid and comfortable with a beautiful new kitchen, incredible chef's stove/oven, large living space with stunning high ceilings, 3 bedrooms with another room off the main - Perfect for a nursery or build in a walk in robe/ensuite bathroom Walk in pantry/linen cupboard, downstairs features a massive laundry/utility room with the bathroom off to the left. walk outside where you will find a Colourbond shed and single carport, multiple water tanks around the property for keeping those beautiful garden beds going. Original cement septic system, electric hot water, gas stove, fully fenced with dog proof fencing with a separate fenced enclosure perfect for chickens. An abundance of beautifully established fruit and vegetables trees/gardens, consisting of Mango, orange, mandarin, lemon, lime, tomatoes, chilis, strawberries, eggplant, snow peas, shallots, potatoes, passionfruit and a range of herbs Rates approximately \$1,800 per annum. Bororen State School teaches to year 6 while Miriam Vale State school teaches from pre-school to year 10. Miriam Vale also has an Information Centre, Police Station, Post Office/Gift shop, Small supermarket/General Store, fantastic Pub, a number of small cafes and specialty stores, rugby leagues, bowls club, golf course & train station. Coles supermarket and Tannum Meats deliver to the area every other day Tannum Sands & Boyne Island - 30 minute drive Gladstone - 45 minute drive Miriam Vale - 8 minutes Turkey Beach - 20 minutes Agnes Water & 1770 - 45 minutes \*Disclaimer: The images are indicative only and are presented for illustrative purposes. While we strive to present the actual condition of the property, we strongly suggest that prospective buyers take the time to visit the property