

# 112 Arratta Road, Bowen, Qld 4805



## Sold House

Wednesday, 6 March 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Area: 8 m2**

**Type: House**



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**\$820,000**

What a location for your new hobby farm. Do you have horses, cows, motorbikes or even kids you need to give room to run around? This magnificent home boasting 19.76 acres of land is just what you have been searching for. Rarely is a property of this perfect size offered to the market and you can bet this property is going to be very sought after. On offer is a fully fenced 19.76 acre parcel of land with five individual paddocks ideally suited to a family with livestock of some kind. The home is a VERY large four bedroom residence with two living areas, three bathrooms and a beautiful inground pool that you look out onto from most of the home. Water will never be a concern with a hefty 10 meg water licence in place. The home is setup to run off bore water and there are tanks as well. A huge 24 x 18 metre shed sits just by the house and offers loads of secure lock up storage as well as ample space to park machinery, implements, boats, caravans, horse floats and whatever else needs a home. The shed has open bays, a mezzanine storage area as well as fully enclosed bays and it is all powered. With a short drive to town you can enjoy the rural lifestyle while still having easy access to all services. The school bus services this area so getting the kids off to school is a breeze. You have a bitumen road right to your front gate (which is electric of course). The whole families needs are catered for with this wonderful property. The property is in excellent condition, it is as solid as a rock and offers a huge amount of space for your family to spread out and relax. Two large living areas provide space for two TV areas so the kids can have their own space, the kitchen is central to the home and the bedrooms wrap around either side of the pool. The master bedroom features an ensuite bathroom and walk in robe, all bedrooms offer built in wardrobes and there is two additional bathrooms. This would be ideal if you had an extra house guest, they could have their own private space with a bathroom just beside them if they were living with you short or long term. A further interesting feature of this property is the large plantation of African Mahogany trees. There is a potential to cash this crop in at some stage if you wished and then plant again. Timber is a highly sought after building product and these trees are planted to cater for that demand. There is also a small mango tree plantation that will be a great hobby for the kids or enough to cater for yours and your friends needs in the mango season. Don't delay your enquiries for this property, this can not be beaten for value and the rarity of this style of property. Be sure to inspect as soon as you are able or you will miss out.