

12 Wooderson Road, Wooderson, Qld 4680



Acreage For Sale

Thursday, 13 June 2024

12 Wooderson Road, Wooderson, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 15

Area: 50 m2

Type: Acreage



Emma Dingle
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Offers over \$1,150,000

Situated approximately 17km from Calliope and 34km from Gladstone, this impressive package, with exceptional infrastructure, and pipeline water access has all the fundamentals of the perfect lifestyle acreage property. Set in an elevated position on a 123.78acre (approx) block, the brick 4 bedroom immaculately maintained residence not only offers spacious, executive living, but an idyllic rural outlook. Built by respected local builder Lawler Homes in 2011, the home offers the following features:- approximately 255sqm of living area with a gorgeous rural outlook from all aspects.- contemporary finishes including highly functional and appealing polished concrete floors throughout.- fully air-conditioned with ducted air-conditioning in the kitchen, living and dining with split systems in the bedrooms.- designer kitchen with stone benchtops, dual ovens, 900mm gas cooktop, rangehood and dishwasher. Ample bench and cupboard space. Breakfast bar and amazing butler's pantry.- open to the kitchen is a dining area and adjacent a separate lounge room with feature picture rail. - Additional study or sitting area.- All four bedrooms are of generous proportions with the main suite complete with a walk in robe and spacious ensuite with walk in shower, double vanity and toilet in privacy alcove. All other bedrooms are built in with ceiling fans.- Impressive family bathroom with separate bath, shower and separate toilet.- Built in laundry with additional storage.- Externally the home has a lovely front timber entertaining deck complete with lights, fans, TV point and pull down blinds. - The home has 5kw (approx) of solar. The first shed on the property is 12m x 9m with three high clearance roller doors. Off the front is an additional 6m x 9m concreted annexe providing an additional three easy access parking bays. Adjacent the shed is an inground saltwater pool (approx 8.5m x 4.5m). A near new 3 bay open machinery shed approx 15m x 9m (4.2m high) is at the rear of the house yard. Additional raised planter beds, hen house/animal enclosures complete the package. Water is supplied by access to the Awoonga Callide pipeline, three dams, and 4 x 22,000 litre rainwater tanks. The property itself is split by Wooderson Road, and fenced into two parcels. Each has pipeline water access. The land is flat to gently undulating with a PMAV locked in. Being located so close to Calliope the property is serviced by weekly refuse service, mail run and school bus. There is much to appreciate here with this exceptional acreage package. I defy you to find better. Inspect to appreciate - call Emma Dingle 0419 714 937.