

**13 Wadeleigh Street, Bororen, Qld 4678**



**Sold House**

Monday, 14 August 2023

13 Wadeleigh Street, Bororen, Qld 4678

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2023 m2**

**Type: House**

**\$320,000**

Presenting the beautifully renovated and immaculately maintained "Old Homestead" to the market. This beauty is ready to love with nothing to do, keeping in touch with it's country homestead roots along the way. Featuring 3 bedrooms, or 2 bedrooms plus study. Modern bathroom with separate toilet. Option to build a walk in robe and ensuite off main bedroom with plans and building supplies available to do so that will be left with the property. Stunning Veranda around the front & sides, with a very private feel surrounded by the beautifully manicured gardens. Massive central living seamlessly leads out to the front veranda for the ultimate indoor/outdoor feel. Tiled throughout with carpeted bedrooms, ceiling fans throughout with air conditioned main bedroom. Well appointed kitchen with electric cooktop & oven, filtered tank drinking water plus town water, walk in pantry, open fridge space. Separate laundry with rear access. Tongue and groove walls, with plasterboard extensions. Cladding, weatherboard and Colourbond exterior. Corrugated iron roof in excellent condition. Electric hot water system, town water plus bore! Cosy rear veranda that leads down to the extra large cement carport or rear outdoor entertaining area. Another 2 bay shed to side of property with additional fenced yard, great play area for small children or lockable enclosure for dogs/chickens. Fully fenced with dog proof fencing, with both front and rear access via Wadeleigh and Martin St. An abundance of fruit tree with established vegetable garden of: Mandarin, bush lemons, limes, mango, mulberry, avocado, chestnut, orange, capsicum, shallot, zucchini, pumpkin, tomato, squash and geraniums. 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.