

# 142 Balatti Access, Waugh Pocket, Qld 4871

Raine&Horne.

## Sold House

Thursday, 17 August 2023

142 Balatti Access, Waugh Pocket, Qld 4871

Bedrooms: 3

Bathrooms: 1

Area: 3 m2

Type: House



Michael Skuse  
0411029300

**\$510,000**

Located along a quiet country road is this very pretty small acreage holding. 3.42 Ha in today's measure. The land is divided into essentially two paddocks at the moment but it was previously 2 large paddocks plus about two acres of house paddock. It has a long frontage to Balatti Creek which is a pure fresh stream that flows all year round. The land is flat with a slight rise in elevation as you move from the creek to the house. The house itself is a nice low-set block construction in good condition with updated flooring through and a decent kitchen and bathroom. Three good bedrooms, built-ins, and some air conditioning. Flowing out from the kitchen/ living is a very large under-roof patio which is where you would spend 90% of your time at home. The original single garage has been enclosed to make an extra living room or could quickly become a fourth bedroom. There is a very large shed just metres from the house which could store all the machinery you will need. This property has absolutely loads of potential for those who would like to grow tropical fruits or run a few cows. There are established fruit trees, an old chook pen and you may even consider beehives. If you want to have a crack at being self-sufficient this would be a great place. Located just 10/15 minutes from the town centre on fully sealed roads this really is a delightful small holding. Contact Michael Skuse