

142 Myers Road, Moolboolaman, Qld 4671



Residential Land For Sale

Saturday, 2 December 2023

142 Myers Road, Moolboolaman, Qld 4671

Area: 10 m2

Type: Residential Land



Kelly Weller

0743067007

\$430,000

Does the thought of no close neighbors and no passing traffic at your doorstep sound like your ideal home. Then maybe 142 Myers Road is the place for you! Tucked away in the middle of the block, surrounded by natural bushland is this fantastic American Barn Shed on 24.93 acres. The current owners have fitted out the shed with Stand Alone Solar, 2 Bedrooms and a spacious Bathroom/Laundry. There is an airy Open Plan Living Area with Kitchen that opens up on to a full length covered veranda overlooking the property. The block is partially fenced, has a dam (that I am told is very deep) with great catchment, and a seasonal creek with watering holes, that winds through the property. There is some good timber on the block that has been inspected by the contractors for Ergon to use as Power Poles and about 90% of the block is able to be cleared if desired. This property would be ideal for someone wanting a home base whilst travelling or somewhere to live temporarily whilst you build your dream home. At A Glance Shed - American Barn Style Shed - Built in 2005 - Awning added in 2020 - Approved as a 10A Building - DA to convert to a 1A Dwelling - House & Drainage Plan - Inspected - Engineered Concrete Slab - Approved - Engineered Septic System - Approved - All Bedrooms meet Current Energy Ratings - Windows Meet Current Wind Ratings - All Paperwork Available to Buyer - Batts & Foil Insulation - Wood Heater - Standalone Off-Grid Battery Storage System 3.5KVA 48v, 5Kw solar in 2 arrays and 1080AH AGM Deep Cycle Batteries (Batteries Less than 12mths Old) - Solar is Monitored on a Mobile Phone App - Generator Ready - All Lights, Power & Pumps are wired to a 240v Switchboard with Safety Switches - Compliant Smoke Alarms - Open Plan Living Space - Generous Sized Kitchen with Sink & Hot Water - 2 x Good Sized Bedrooms with new LED Lights, Main Bedroom has Fan & Built in Robe - Large Combined Bathroom/Laundry with Shower, Vanity & Toilet - Gas Hot Water System Land - 24.93 Acres - Partially Fenced - Very Deep Dam with Header Tank - Seasonal Creek with Water Holes Throughout - 1 x 22,500L Rainwater Tank - Block can be Cleared - Timber Suitable for Power Poles (Contractor has been in and assessed) - Beautiful Soil at the Rear Half of the Block suitable for Growing Gardens, Veggies, Fruit Trees or Paddock for Livestock - 2 Bay Shed with Concrete Floor, (Built in 1988, needs some repairs to be weatherproof) Additional Information - Abundance of Wildlife including Grey Kangaroos, Swamp Wallabies, Potoroos, Possums and a large variety of Bird Life - Lovely Bush Walk through the Property - Vegetation Map is 90% White (PMAV) - Zoned Rural Residential - Rates \$845.50 per half year - Bin Collection - Daily Mail Delivery - Foxtel - Mobile Phone Reception - Satellite NBN Available - 8 mins to Gin Gin (8.2km) - 45 mins to Bundaberg Airport (59km) To book your private inspection, contact Kelly today on 0413 445 101 today. *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.