

**145 Messmate Drive, Miriam Vale, Qld 4677**



**Sold House**

Thursday, 4 April 2024

145 Messmate Drive, Miriam Vale, Qld 4677

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

**\$580,000**

Be wowed as soon as you walk through the gate of the beautiful 145 Messmate Drive, Miriam Vale. Situated in the highly sought after Messmate Estate, this property ticks all the boxes for a family, couple or retiree wanting to make the most of acreage living in a safe, small country town close to everything you need. The home features 3 large bedrooms downstairs, all with built ins, ceiling fans and 2 with A/C. Tiled throughout completely. Open plan kitchen living & dining with air conditioning. Electric cooktop & oven with range hood, dishwasher, double sink, double fridge space, ample cupboard storage and expansive bench space. Large walk in linen/pantry store. Large family bathroom with shower over bath, separate toilet and laundry. Upstairs you have the 4th/guest bedroom with open bathroom, beautiful space with its own little balcony. Extra large, double head shower. Tiled downstairs patio perfect for those balmy nights here in beautiful CQ. 8kw solar system on shed with electric hot water, OzziKleen recycling septic system. 3 x 5,000 gallon water tanks to shed and house, 3,000 gallon holding tank on small dam with pump. 2 x car ports off house. 3x3m garden shed & greenho9use. Fully fenced, dog proof fencing on house yard with 2 x separate paddocks - 1 smaller holding paddock to the front (approximately an acre), with larger paddock out the back with trough - Perfect for horse enthusiasts! Selectively cleared rear paddock with picturesque scattered gums, iron bark and other natives. A range of citrus and fruit trees including mandarin, lime, orange, banana, mango, apples, mulberry, avocado, blueberry & dragon fruit. Chicken coup and vege patches. Incredible 10x15x5m Colourbond shed with insulated roof, double roller doors, front patio & caravan/boat port with workshop inside. Miriam Vale has a local school teaches from pre-school to year 10, 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 Wednesday & Friday. Tannum Sands & Boyne Island - 40 minute drive. Gladstone - 51 minute drive. Bororen - 8 minutes. Turkey Beach - 20 minutes. Agnes Water & 1770 - 40 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.