

**155 Byfield Road, Woodbury, QLD, 4703**

**Sold House**

Wednesday, 17 May 2023

**Harcourts**  
Low & Co

155 Byfield Road, Woodbury, QLD, 4703

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Jazz Cullen

## Coastal Country Luxury

Welcome to Turella Park, this grand entertainer promises an exclusive lifestyle and is a rare offering to the market. Situated only 15 minutes from Yeppoon's sandy Beaches and township, and only 45 minutes to Rockhampton. Enjoy 100 acres of improved pastures currently running Cattle and Sheep, with endless possibilities for other income streams. Features include:

### The Residence

- This Country Hampton's Manor sits in an elevated position, spanning 650 m<sup>2</sup> under roof with wrap-around verandahs, quality built by Warner Constructions
- The home has two wings, connected via a timber breezeway that frames the views of the fields all the way to the mountain ranges on the horizon and offers large bi-fold screens
- The Kitchen and main living area form the northern wing of the home, designed with entertainers in mind
- Grand Chefs kitchen with no expense spared, offering Falcon 6 burner gas stove with dual ovens, Cold room, walk-in pantry with well-appointed fit out, wine fridge, stunning stone benchtops & large island bench to accommodate a crowd
- 4 Generous sized rooms with built-in cabinetry, large robes and a Master retreat with huge WIR, stunning ensuite with freestanding bath, and views from every window, as well as doors onto the deck
- Large family room/theatre room, or additional 5th bedroom
- Ducted air-conditioning, 2.7 m ceilings throughout and Windows letting in views & natural lighting that makes the home feel airy and relaxing
- Sparkling tiled plunge pool overlooking the rolling green pastures and amazing sunsets.
- Manicured gardens surround the terraced alfresco dining area, equipped for Parrilla and perfect for dinner parties

### The Paddocks & Infrastructure

- There are 12 paddocks in total, all with access to water troughs
- 6 paddocks are currently used for cattle, pastured with an abundance of Humidicola and connected to the laneway
- Permanent yards
- 6 Sheds in total, including Meat House (butcher) & Green House (please see information memorandum for all dimensions)
- The home is run off filtered rainwater but has the option to switch to town water if desired
- Dam has a healthy supply of Barra & Redclaw and provides water to the troughs, irrigation and yards
- 20 KVA Solar System with generators allowing this home to be run off the grid

This property will surpass all expectations upon inspection, quintessential country living. For full information and details on what this property has to offer, please request an information memorandum and Call Jazz Cullen to register for a private property tour. A once in a lifetime opportunity awaits, offers welcome prior to Auction.