

# 165 Avondale Road, Avondale, Qld 4670

## Acreage For Sale

Wednesday, 20 December 2023



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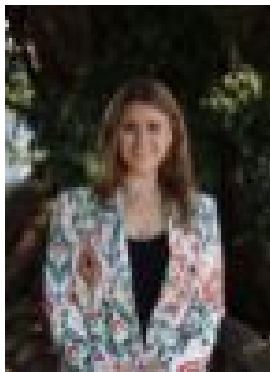
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 10 m2**

**Type: Acreage**



Tayla Bird

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## Offers Above \$449,000

Escape the hustle and bustle of city life and embrace the tranquillity of rural living with this extraordinary 25-acre property in Avondale, a mere 20-minute drive from Bundaberg. Nestled in a picturesque landscape, this property offers the perfect blend of seclusion, convenience, and natural beauty. Situated close to local amenities such as Avondale State School, a general store for all your essentials and the local Avondale pub, where you can savour a delightful meal and unwind in a charming community setting. Plus just 17 minutes to Miara, the mouth of the Kolan which is ideal for fishing, boating, and swimming. A long driveway leads you to this hidden gem, offering seclusion from the road. The property is fully fenced, including a dedicated house yard. The infrastructure is well-appointed with a double-car garage/shed featuring a spacious workshop area and space for the tractor at the back with power. An additional double garden shed attached plus a single carport with high clearance, perfect for a caravan adds to the practicality and versatility of the space. Boasting 2 dams and 3 water tanks, this property ensures a reliable and sustainable water supply for various needs. The 2-bedroom Bessa block home features front and back verandas that invite you to unwind and enjoy the natural surroundings. Inside, an open-plan dining and kitchen area with plenty of bench space and an electric stove top, a good-sized lounge area, and two bedrooms that are generously proportioned, with one offering built-in storage. The property includes a well-appointed bathroom with a large walk-in shower, a separate toilet, and a dedicated laundry room.

**Property Features:-** Expansive 25-acre property with cleared areas and beautiful trees.- Long driveway providing seclusion from the road.- Fully fenced property with a dedicated house yard.- Two dams- Three water tanks - Double car powered garage with a spacious workshop area with space for the tractor and a large garden shed- High single carport, ideal for caravan storage- Open plan dining and kitchen with electric stove top- Large Lounge- Two large bedrooms, one with built-in wardrobes- Bathroom with walk-in shower and separate toilet - Laundry room- Front and back verandas - 20 minutes to Bundaberg - 17 minutes to Miara, perfect for fishing This Avondale gem is not just a property; it's an opportunity to embrace a lifestyle of serenity and convenience. Don't miss the chance to make this stunning rural retreat your home. Contact Tayla Bird on 0402 460 732 for more information or to inspect today! \*\*Every effort has been made to verify the correct details of this marketing. Neither the agent, vendor or illustrator is responsible for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should enquire to verify the information and satisfy any concerns. Fixtures shown may not be included in the sale & questions must be directed to the agent. Any information intended to be relied on should be independently verified, and necessary due diligence should be conducted. \*\*