

168 Mixhills Road, Booyal, Qld 4671



Sold Acreage

Thursday, 19 October 2023

168 Mixhills Road, Booyal, Qld 4671

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 50 m2

Type: Acreage



Kelly Weller

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\$890,000

This 408sqm Family Home is located on a peaceful 125 Acres at Booyal, a short drive to both Gin Gin and Childers, with easy access to the Bruce Highway. Perfect for those who love the finer things, this home has 5 oversized bedrooms, multiple living spaces, modern kitchen and bathrooms, soft close draws and 4 outdoor areas. This home sits perfectly in its rural landscape, with beautiful views of the Mountain Ranges the top verandas provide the perfect spot to enjoy a cold drink at the end of the week, take in the gorgeous Sunsets and relax after a long week. Reducing heating/cooling costs were at the top of the list when this home was built. The home has been designed to take in the natural breezes and solar paths, to ensure the most energy efficient position on the property and in turn reducing the electricity costs. The property is also equipped with a 4.2kw Solar System and Solar Hot Water. When you live on acreage, water is always a high priority. This property has an abundance of water with a combined capacity of 262,000L of Rainwater as well as 4 dams and a seasonal creek. At A Glance Inside - Downstairs- Open Plan Kitchen/Dining/Living with Vinyl Planks & Ceiling Fans Throughout- Modern Kitchen with Gas Stove, Electric Oven & Dishwasher- Soft Close Draws in Island Bench- Huge Pantry & an Abundance of Storage- Media Room with Block Out Blinds & Beautiful Double Doors- Rumpus Room adjoins the Front Veranda via Two Sets of Sliding Doors- Games Room Opens onto the Rear Entertaining Area that overlooks the Property- 2 Spacious 3.9m x 3.3m Bedrooms with Built in Robes, Carpet & Ceiling Fans- Modern Main Bathroom with Shower, Bath & Vanity- Separate Toilet & Additional Vanity- Internal Laundry with Large Linen Cupboard and Direct Access to Washing Line Inside - Upstairs- Additional Living Space/Office- 2 Large 4.1m x 3.0 m Bedrooms with Built in Robes, Carpet & Ceiling Fans. These Bedrooms open up onto a Private Balcony overlooking the Mountain Range on the Horizon- Luxurious 4.9m x 3.6m Master Suite with Walk in Robe, Ensuite & Private Balcony overlooking the Property- Modern Ensuite features Large Walk in Shower with Twin Shower Heads, Double Vanity & Toilet Outside- 125.92 Acres- FLOOD FREE- Gorgeous Mountain Views- House Built Approx. 2013- Steel Framed- 408.72 sqm Under Roof- 4.2kw Solar System Installed on Shed, powers House & Shed- Mostly Fenced apart from one Boundary- 17m x 7.5m x 3m enclosed shed with 2 Roller Doors, Concrete Floor, & Power- 12m x 7m 3 Bay Machinery Shed- 25m x 15m Old Machinery Shed at Rear of Property- 220,000 L Rainwater Tank on House- 42,000L Rainwater Tank on Sheds- 1 Large Dam & 3 Smaller Dams- Seasonal Creek Sustainability - Q-BEARS Sustainability Rating of 7 Stars- LED Downlights Throughout- Air-Cell Insulation 6mm thick applied to External Walls & Roof, reduces heat inside by 5-6 degrees compared to outside temperature- Passive Solar Design - The orientation and design of this home has been carefully considered to maximize sun when heat is required, and natural ventilation when cooling is important. This in turn decreases the energy costs associated with heating and cooling the home. Additional Information- Rates Approx. \$600.00 per half year- Zoned Rural - Vegetation Map 50% White- Daily Mail Delivery- Satellite NBN- Mobile Phone Service- Close to Booyal State Primary School- School Bus to both Isis High and Gin Gin High Nearby- 6 mins to Booyal State Primary School (5.9km)- 20 mins to Gin Gin (25km)- 27 mins to Childers (34km)- 50 mins to Bundaberg Airport (70km) To book your private inspection, contact Kelly today on 0413 445 101.