

**17 Bon Vista Road, Araluen, Qld 4570**



**House For Sale**

Friday, 3 November 2023

17 Bon Vista Road, Araluen, Qld 4570

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 7164 m2**

**Type: House**



Janzey Pratt  
0400903163



John Pratt

**\$769,000**

If an acreage lifestyle with the convenience of only being 10 minutes to the town centre appeals, then this property needs to be on your shopping list. Welcome Home to 17 Bon Vista Road, Araluen. What we love: • Solid block 3 bedroom 2 bathroom residence built in 1985. Positioned on 1.77 acres of useable land at the end of a quiet cul-de-sac. High and dry on this side of town. Great for horses, dogs and other small livestock. • Sunken main lounge with cosy fireplace adjoins the modern kitchen and open plan dining space. • Ensuite to the main bedroom is located at one end of the house for privacy. Has a large walk-thru robe. • Ceiling fans, air-conditioners & screens are throughout the home adding to the new home owner's comfort. • Single car garage allows for easy access to the home via the electric roller door. Fly screens are on all windows. Termite barrier installed in late 2021. • There are 2 outdoor entertaining areas a beautiful front timberdeck for entertaining which looks over the gardens and the above-ground spa. And there's a full length concrete verandah with awning at the rear of the home. • 3Bay Machinery Shed (Council Approved) - 3x6 workshop with Power. (Council Approved) - Stables - 3.6kw of Solar Power - New 20,000 litre water tank service the home and new pump • • • A variety of mature fruit trees (Mulberry, Lime, Lemon, Mulberry, Guava and passion fruit vines). Property is fully fenced.