

**17 Katebridge Drive, Mount Archer, Qld 4514**



**Sold Acreage**

Thursday, 12 October 2023

17 Katebridge Drive, Mount Archer, Qld 4514

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 1 m2**

**Type: Acreage**



Chris Wease

**\$950,000**

The sellers of this beautiful small acreage property have decided it's time to scale up and have since purchased a larger farm, hence they are committed to a sale at or before the Auction and invite all genuine offers for consideration. Idyllically located midway between Woodford and Kilcoy towns and just minutes to the local boat ramp or motto x track.\* Modern colonial inspired lowset brick home boasting 4 bedrooms plus a study, 2 bathrooms and a double lock-up garage all taking pride of place on this level, flood free parcel of land.\* Featuring high ceilings throughout, ducted air conditioning, slow combustion woodfire heater and stunning polished Ironbark timber floating floors\* Wrap around bullnose verandas add to the historic charm plus serve to keep the house protected against the elements\* The under roof alfresco area with servery from the kitchen makes the ideal place for entertaining guests or to enjoy your morning coffee.\* Large, powered Colourbond shed with high clearance doors and awning allow for secure storage of all your toys\* Brand new quality front fencing equipped with solar remote control gate opener plus a dog proof house yard\* Loading ramp for machinery or livestock, raised vegetable beds and even a steel dog Kennel and enclosure\* Quiet cul-de-sac street with sensational views over Mount Archer itself

**FOR SALE BY AUCTION WHEN : 11th NOVEMBER 2023 AT 10AM WHERE : ONSITE (PROPERTY ADDRESS) TERMS : 30 DAY SETTLEMENT, CASH TERMS, 10% DEPOSIT (UNLESS AGREED TO PRIOR) IF YOU NEED FINANCE APPROVAL, WE HAVE A BROKER WHO SPECIALISES IN PRE-AUCTION FINANCE, IF YOU ARE NOT SURE ABOUT THE AUCTION PROCESS, PLEASE REACH OUT AND WE CAN GUIDE YOU THROUGH.**