

17 Royans Road, Maroondan, Qld 4671



Sold Acreage

Friday, 15 September 2023

17 Royans Road, Maroondan, Qld 4671

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 17 m2

Type: Acreage



Kelly Weller

0743067007

\$630,000

Are you looking for a quiet, peaceful acreage property, located close to both Gin Gin & Bundaberg? Well, this could be the one for you. Situated at the rear of the block sits the gorgeous 3 Bedroom Brick Home, with a Modern Bathroom and Spacious Lounge Room, this home is the perfect spot to raise a family. There is plenty of room on this 43 acre property for the kids to run wild, ride horses & motorbikes as well as run a few cattle or sheep. For those looking to create the perfect off grid, self-sufficient haven, a recently installed 6.6kw Solar System is the perfect size for those starting out on their Self Sufficient Lifestyle. This property also has an abundance of water from the 3 dams meaning you can grow a vegetable garden big enough to feed the family as well as extend on the already established Mango Orchard. At a Glance Inside- Open Plan Kitchen/Dining with Electric Stove/Oven and Dishwasher- Dining Room Opens up onto the Patio overlooking the Property- Huge Living Room Opens out to the Large Outdoor Entertaining Area- 3 Bedrooms with Built in Robes, 2 Bedrooms are Air Conditioned- Modern Bathroom with Shower over Bath, Toilet & Vanity- Internal Laundry- Walk in Linen Cupboard- Ceiling Fans Throughout- Inside Freshly Painted in 2022 Outside- 43.02 Acres- Flood Free- 6.6kw Solar System installed in 2020- Electric Hot Water Run By Solar System installed in 2020- Generator Ready- 2 x Outdoor Areas- New Roof & Guttering Installed in 2020- 2 x Whirly Birds- 1 x 10,000L Rainwater Tank- 1 x 5,000L Rainwater Tank- 9m x 6m Shed with 4m x 6m Carport Attached. - Shed has Lights, Power & Concrete Floor- Shed also has 15amp Power- 1 x 22,500L Rainwater Tank on the Shed- Boundary Fully Fenced- Small Paddock Fenced for Sheep/Goats- 3 Dams- Seasonal Creek- 1 x Walk in Walk Out Animal Shelter in Main Paddock- 1 x Enclosed Animal Shelter in Main Paddock- Chicken Pen with Run- Greenhouse- Mango Orchard Additional Information- Rates Approx. \$865.00 per half year- Zoned Rural Residential- Wheelie Bin Service- Daily Mail Delivery- Mobile Reception- NBN Available- 3 mins to Maroondan Primary School (2.9km)- 8 mins to Gin Gin State High School (8.5km)- 10 mins to Gin Gin (10km)- 33 mins to Bundaberg Airport (45km) If you are ready to escape the hustle and bustle of the city, and make the move to a more peaceful lifestyle, contact Kelly today on 0413 445 101