

170 Bottle Creek Road, Rosedale, Qld 4674



Sold Lifestyle

Tuesday, 5 September 2023

170 Bottle Creek Road, Rosedale, Qld 4674

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 16 m2

Type: Lifestyle



Sue Robertson

0439356272

\$325,000

Tucked well into these attractive 40 acres (16ha) offering you peace & privacy, this unique weekender with 4 bay shed nearby is the ideal property for those looking to get away on days off. Having a few caravans & a bus, there is plenty of accommodation for those family get-togethers. A tractor & slasher is included in the sale and furniture can also be included if desired. Powered by a 5 kw stand-alone solar system, the weekender has a kitchen inside with a gas cooktop and the large, air-conditioned bedroom is upstairs. I love the undercover outdoor area with dining table and lounge. This area has the BBQ and of course, a fire pit. It is very calming sitting here looking out at native vegetation intermingled with gardens and paths weaving through. Heaps of fairy lights along paths & trees make it look magical at night. There is an external toilet & shower housed separately from each other. Hot water is gas & total rainwater collection is approx. 10,500 gallons. In addition to the weekender, there are two caravans and a bus - ideal for family or visitors when they come to visit. A large open area has an above ground pool and there is a very large dog wired fence around the infrastructure to keep your pets from straying. Nearby is a council approved, powered 4 bay shed with concrete floor - great for the toys, machinery and having two open bays, you can easily drive through & unhitch the boat. Ranging between approx. 7m & 19m above sea level, there are firebreaks and tracks throughout. Approx. half of the block is zoned white and in the past was planted with tea trees which were harvested for tea tree oil. The remainder of the block is fairly open timbered country. There is a large dam and I love the wetland area that runs through one side of the property. If you love fishing & boating, access to Bottle Creek is approx. 2.5km (see photos included) or there is a concrete boat ramp on Baffle Creek approx. 20km - at the old ferry crossing. If you decided to move here, mail is delivered 5 days a week and the school bus is available nearby. Telstra mobile reception is good and rates are approx. \$1,100 per year. Approx. 15km will take you to facilities at Rosedale which include a preschool to grade 12 state school & a kindy. There is also a hardware, post office, general store with fuel & great food at the Rosedale Hotel. Approx. distances: Rosedale 15km, Bundaberg 72km, 1770/Agnes Water 78km, Gladstone 142km. Copy and paste these co-ordinates 24 31 56.85 s 151 58 12.98 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :) Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.