

**181 JARRETTS ROAD, Woodgate, Qld 4660**

**Woodgate Realty**

**Acreage For Sale**

Monday, 29 April 2024

**181 JARRETTS ROAD, Woodgate, Qld 4660**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 3 m2**

**Type: Acreage**



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## \$1,000,000 - \$1,340,000 Buying Guide

It's time to escape to your own tranquil sanctuary nestled within the serene beauty of the national park, boasting a prime location along the peaceful Gregory River. This truly stunning 9.26-acre property offers an idyllic retreat and is in sought after location close to Childers and just a short 9 minute drive, from stunning Woodgate Beach. Embrace a lifestyle of relaxation and natural splendour, with ample space to roam and enjoy the quietude away from neighbouring hustle and bustle. Why You'll Love It:

- **A Rural Oasis:** Immerse yourself in this huge 9.26 acre riverfront allotment offering 275m of river frontage and a spacious 3-bedroom, 2-bathroom contemporary home.
- **Prime Location:** Enjoy the best Tree-Change (and Sea-Change) rural home in this tightly held location all accessed via a sealed road. So, no dirt roads! Woodgate Beach is just 9 minute drive from your home and Childers is only 25 minutes away.
- **Live Large Spaces:** Indulge in the comfort of large living spaces along with a master suite featuring a spacious walk-in-robe and ensuite for added privacy. You'll enjoy the fully equipped modern kitchen and the family bathroom even has a spa!
- **Shed Haven:** A huge 18m x 9m shed offers vehicle accommodation for up to 6 vehicles including a high clearance double bay at the end of the shed. Revel in the versatility of the adjoining shed to the main residence with an expansive under-roof entertainment area and an adjoining verandah space, perfect for outdoor gatherings and relaxation. The large utility room in this shed is ideal for a Sewing Room or Workshop and is being used as a spare bedroom space.
- **Embrace sustainability:** Enjoy a brand new Sungrow Inverter + Solar Panels boasting a 4.56 KW system, alongside an ample water supply of 149,000 litres sourced from various tanks, including 69,000 litres across 3 tanks and 80,000 litres from 2 underground tanks each holding 40,000 litres. This picturesque mini-farm and family home epitomise country living at its finest. Accompanied by two hand-reared cows and chickens, there's plenty of room for horses, goats, or llamas within the fully fenced gated paddock. Water abounds, supplied by numerous tanks, both above ground and underground. For fishing and prawning enthusiasts, the 275m of river frontage provides unparalleled access to recreational delights. Launch your boat effortlessly from your private ramp or indulge in outdoor dining at the superbly equipped camp kitchen, all while soaking in the breath-taking river views. The property boasts a range of features sure to impress:
- **A spacious 3-bedroom, 2-bathroom family home,** including a master bedroom with ensuite and walk-in robe, and a main bathroom with a spa bath.
- **Brand new Sungrow Inverter Solar Panels** with a 4.56 KW system, offering longevity and sustainability.
- **A modern kitchen** with a breakfast bar, dishwasher, soft-closing drawers, and ample storage space, seamlessly connected to the dining area and backyard.
- **Low maintenance tiled floors** throughout, complemented by a vast undercover veranda and a cozy pit fireplace.
- **Essential amenities** such as termite protection, a security camera system, and backup generator capability.
- **Additional living space** in the 9m x 7m powered shed. This extra utility room is perfect for a home office, extra bedroom, or a sewing/hobby room.
- **Ample water supply** with 149,000 litres of tank water and expansive sheds ideal for storage or home-based businesses.
- **Outdoor amenities** including a hen house, raised vegetable gardens, fruit and nut trees, and a bush kitchen with BBQ, camp facilities, and a shower/toilet setup for comfortable guest accommodation. Don't miss this rare opportunity to own a lifestyle dream, with a sprawling 9-acre property boasting unrivalled river frontage and a serene, secluded setting. Schedule your inspection today and discover the tranquillity and beauty awaiting you at this exceptional retreat. Call Kevin on 0498 053 719 or Donna on 0498 053 719