

19 Kitt Crescent, Kilkivan, Qld 4600



Sold Acreage

Friday, 25 August 2023

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Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 4275 m2

Type: Acreage

\$250,000

Tucked away at the end of a cul-de-sac, situated with elevated mountain views is this private property on 4,275m² of land (Over 1 acre). Known as the 'quiet side of town', this property has had an approved 9m x 6m shed built on it, which has later been converted to living. Note: this is an approved shed, not a dwelling. Essentially, the shed has had a lot spent on it to be comfortable. It's divided into three rooms with the walls all plasterboard lined and gaps filled to keep small critters out. Features include:

- o A full length outdoor area all on concrete (9m)
- o Glass sliding door entrance
- o Open plan kitchen / dining / lounge area
- o Separate bathroom with toilet and laundry space
- o One bedroom
- o NBN internet connected
- o 5kw split system air conditioner, plus a ceiling fan
- o 5kw solar system feeding back into the main supply
- o The shed is connected to town water & mains power
- o The toilet is on a septic system
- o Poly rainwater tank (not connected)
- o Lock up garden shed
- o Fenced off animal shelter currently used for one pig & two goats
- o Fully fenced block
- o Ample open space to further develop
- o Flood free

This is very much a low maintenance property, ideal for a budget conscious buyer. For anyone looking to 'come & go' as they please, then this could certainly be a property for you. For further information & an inspection, please contact Stuart Hill on 0418 764 158.