

# 193 Eaton Lane, Stony Creek, Qld 4514

## Lifestyle For Sale

Thursday, 16 November 2023



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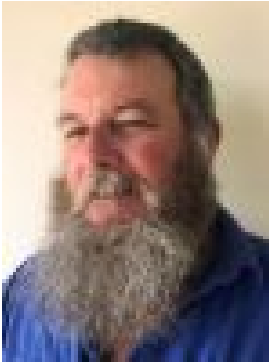
Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 16 m2

Type: Lifestyle



Trevor McLeod



Carol Witt

0416056738

## **\$1,800,000 Negotiable**

Welcome to 193 Eaton Lane, Stony Creek, Qld 4514 A spectacular rural property boasting a spacious lowset rendered brick house on a generous land size of 16.51 hectares or 40.79 acres. Built approximately in 1985, the house features 4 bedrooms, 2 bathrooms, and an approximate floor area of 180m<sup>2</sup>. The roof space is insulated for your comfort and there are two split air conditioners, one in the 4th bedroom and another in the living area, as well as a cosy wood fireplace to keep you warm during the winter months. The property is equipped with a 5kw solar system and a 3 phase inverter, providing a sustainable and environmentally-friendly energy source. The outdoor area is perfect for entertaining guests, with an 8m x 7.2m undercover BBQ area and a 36m<sup>2</sup> billiard room/sun room to enjoy. Cool off during the summer months in the salt water in-ground swimming pool, a perfect place to relax and unwind. Water is supplied to the house via four 22,000 litre water tanks and pumped from the dam for the yard. There are two steel sheds on the property, one measuring 12m x 6m and the other 7m x 6m, providing ample storage space. The property also features beautifully landscaped gardens and established fruit trees around the house, and 4 barb external fencing suitable for cattle. There are timber cattle yards with a crush, perfect for livestock management. Additionally, there are six ponds for aquaculture, previously used for growing crayfish but not in use currently. The property comes with a new 3 phase pump to the ponds and the grounds around the house. The dominant pasture on the property is improved Rhodes grass, suitable for grazing animals. The property is accessed by sealed roads and is approximately 10 km from Woodford, the nearest town, which has amenities such as a post office, doctors, Woolworths, IGA, 2 x chemists, and a State School from P-10. This exceptional property is listed with Rural & Lifestyle Property Sales, and the vendors have invited all offers to be submitted. Don't miss this opportunity to secure your own piece of paradise in the serene Stony Creek. Contact us Carol Witt ☎0416 056 738 Trevor McLeod ☎0488 284 822 Email: sales@rlps.com.au