

2 Wallaby Court, South Kolan, Qld 4670



Lifestyle For Sale

Thursday, 15 February 2024

2 Wallaby Court, South Kolan, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 2 m2

Type: Lifestyle



Tim McCollum

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\$689,000

Have you been looking for a tree change? This fantastic property is in South Kolan which is around a 25-minute drive to the Bundaberg CBD and less than a 20-minute drive to major shopping, the Bundaberg airport and more. Enjoy the serene lifestyle that is on offer here, a well maintained 5-acre parcel of land with an appealing, low set brick home offering 4 bedrooms, 2 bathrooms, 2 Living areas a 3-bay powered shed and so much more. A well-constructed spacious family home providing plenty of options for the family to enjoy the peace and serenity the home exhibits. The home incorporates a second, separate lounge room, ideal as a media room or utilise the room as a huge 5th bedroom. The hub of the home is the open plan kitchen, dining and lounge room living area that also has a built-in fireplace for ambience plus a large air conditioning unit to ensure your comfort all year round. The 5-acre block is mostly cleared, leaving plenty of shade but room for the animals to run and enjoy. The 5 acres is separated into 3 paddocks, the house pad, the grazing pad, and 1 large paddock with a dam making the outlook from the house pad an enviable view. Surrounding the home is gorgeous landscaping meaning you can just move in and enjoy your personal oasis retreat. Do not miss this opportunity, call me today to arrange your inspection as this property will not last long!

WHAT WE LOVE ABOUT THIS HOME:

- Master bedroom is complete with own ensuite and is separate to the other bedrooms and second living area for privacy.
- Main bathroom has a separate bath and shower.
- Main toilet is separate to bathroom for convenience.
- Main living area is separated with a door from the other bedrooms and second living, keeping the sleeping quarters quiet whilst entertaining.
- The chook pen is large and well maintained - your chickens will feel like they are living in luxury when couped up.
- Never run out of water with 2 x 5000 Gallon / 22,700 litres of water tanks connected to the home, as well as a 3500-gallon water tank for the yard along with a 5000 gallon reserve tank, which can be pumped into the garden tank if required. There is plenty of water to maintain the property.
- Block size is 2 HA / 5 Arce's, mostly cleared for lifestyle use, with plenty of room to plant trees of your choice, have some horses or cattle, choice is yours.
- Save on your power bills with a 3KW Solar System.
- Security screen doors and plantation shutters throughout the home.
- Property boundary is Fully Fenced and sectioned into 3 paddocks.

APPROXIMATE DISTANCES FOR YOUR CONVENIENCE:

- South Kolan Hotel 4.5km
- Bucca Hotel 18.1km
- North State School 26.4km
- North Bundaberg High School 26.3km
- Bundaberg Airport 23.5km
- Bundaberg CBD 26.9km
- Hinkler Central Shopping Centre 27.5km
- Sugarland Plaza Shopping Centre 23.0km
- Bundaberg Base Hospital 25.8km
- Gin Gin Township Centre 30.0km
- Childers Township Centre 38.0km

AT A GLANCE

HOUSE
Bedrooms: 4 (or 5 bedrooms and one open plan living area)
Bathrooms: 2 (separate bath and shower, master with ensuite)
Toilets: 2
Living areas: 2
Ceiling fans: Yes - throughout.
Built in Robes: Yes - throughout.
Air conditioning: Yes (master bedroom, and both living areas)
Front and rear verandas: Yes
Solar system: Yes (3 KW)
SHEDS
6m x 9m powered shed with 2 roller doors, 1 remote access, 3 Phase power.
6m x 3m powered shed that is lined, fantastic multipurpose area, home office, gym, craft or use as a single bay shed.

LAND
Size: 2Ha (5 Arce's, sectioned into 3 separate paddocks)
Town water: No (2 x 5000 Gallon / 22,700 Litre, plus 1x 5000-gallon reserve tank, 1x 3500-gallon tank servicing the grounds)
Town sewerage: No
Fully fenced.
Council Rates: \$850 (approx.) per half year - save on council rates due to being self-sufficient.

AGENT
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Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.