

# 215 Moore Road, Calliope, Qld 4680



## Sold Acreage

Thursday, 19 October 2023

215 Moore Road, Calliope, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 76 m2

Type: Acreage



Stacey Marjoram

**\$695,000**

The great escape is within reach! Have you been dreaming about your own piece of serenity? An acreage retreat where your thoughts will be your own. No neighbours, no dogs barking, your own space? Not 1 but 2 dwellings with good proximity to Calliope and Gladstone? You can have all of that and more at 215 Moore Road, Calliope. This property oozes personality and is set on a large 76.15ha (188.17 acres approx.) of undulating country only 17.5km (approx.) to Calliope and 34.5km (approx.) to Gladstone. Both homes have Council approval and are located far enough apart from each other to ensure everyone's privacy. Sounds enticing doesn't it. Live in one and there are endless possibilities for the other. The main house has bushels of appeal with a massive front deck taking in the gorgeous view on offer. Internally the spacious, open plan living is further emphasised by the high ceilings and completed with fans and louvers taking full advantage of the breeze. The kitchen has lovely high gloss benches, stainless kicks, stainless gas cooktop and electric oven and a combination of drawers and cupboards including pantry. Open fridge space there are no restrictions here. The 2 bedrooms have built-in cupboards (no doors), ceiling fans, and the master is further bolstered by his and her cupboards and access to your own private part of the deck. Additionally, there is 2-way access to the family bathroom which features shower over bath and tasteful vanity. Separate toilet. Internal laundry. 2x 5,000 gal rainwater tanks service the main house. The 2nd dwelling is absolutely charming. A shouse if you like but what a shouse it is! An American barn style with 2 oversize bedrooms, both with air conditioning. An enormous living area which could be converted into extra bedrooms if required. Gorgeous timber kitchen (I kid you not if you like timber you will love this space), bathroom and 2 toilets. Roller doors open with security screen doors fitted, in both bedrooms and the living bringing the outdoors in. These doors allow you access to the 18x6m annexe. The possibilities here are endless. Yes, some cupboards and finishing touches need completing but there is nothing that needs doing for you to live comfortably as it is. 2x 5,000 gal water tanks service the 'Shouse'. The machinery shed has high clearance and is approx. 14x8m in size with an additional 7x6m workshop adjoining. Powered with 10 and 15 amp power points, 1 high clearance roller door to the workshop and open bays to the machinery shed. 1x 1,500L water tank. The bore is equipped with a solar pump and has a good supply. If you require further storage a donga is in place and the roof was renewed approx. 6 years ago. Fenced into 3 paddocks, 2 with mesh fencing. There is also a variety of fruit trees and animal enclosures. The front paddock is currently used for cattle and horses, but the back of the property lends itself to dirt bikes or goats. Weekends with mates, whether its horse riding or motorbikes. A few head of cattle or goats there is miles of fun and adventure to be had here. The scenery is breathtaking, the proximity is good. Get away from it all – Enjoy life! Don't let this prime opportunity pass you by. Call Stacey Marjoram 0438 728 769 for further information.