

22 JAMES STREET, Rosedale, Qld 4674



Sold Lifestyle

Tuesday, 28 November 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1 m2

Type: Lifestyle



Sue Robertson

\$365,000

These attractive 3 acres (1.2ha) with a 3 brm home, outdoor BBQ area, garage & carport would be great for families being close to facilities in Rosedale and opposite the pre-school to grade 12 high school which also has a kindy. A shipping container is included in the sale. The 3 bedroom home is approx. 12mx18m with a 12mx7m closed in verandah. Mains power is connected and there is a feed back to the grid solar system. Ceilings are insulated and there are fans throughout. The open plan kitchen, dining & lounge room has air conditioning and a slow combustion wood heater. Cooking is done on a 5 burner gas stove with electric oven. All bedrooms are large and two have built in wardrobes. The bathroom and toilet are separate. Verandahs are enclosed with lattice and this is where the laundry is located along with a bath from which you look out over the back of the block. Hot water is electric and total rainwater collection is approx. 10,000 gallons. Off one end of the home is a paved courtyard which is very private and offers a peaceful area to sit and relax. When you have visitors, there is a lovely solar powered outdoor area ideal for entertaining. There is also a 7mx6m shed, a 3m high 4mx8m carport and a large chook pen. Besides the established gardens, there is a variety of fruit trees including mangoes, mulberry, macadamia and black sapote (chocolate pudding tree). An attractive block with 2 dams and a bore, if you wanted to fence you could certainly have a horse. If you enjoy fishing and boating, a good boat ramp on Baffle Creek is only 17km away. Here is your chance to enjoy rural living in a coastal area. Rosedale has a general store, hardware, post office, hotel, preschool to grade 12 school with kindy. Approx. distances: Baffle Creek 29km, Agnes Water 63km, Bundaberg 58km, Gladstone 127km. Copy and paste these co-ordinates 24 37 22 58 s 151 54 48.38 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.