

22 Rustic Road, Sharon, Qld 4670



House For Sale

Saturday, 27 April 2024

22 Rustic Road, Sharon, Qld 4670

Bedrooms: 5

Bathrooms: 2

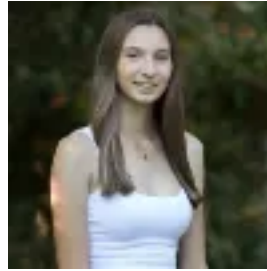
Parkings: 16

Area: 1 m2

Type: House



Paul Anderson
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Alice Dolinski
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O/a \$849,000

Step into the realm of your property dreams-a place you never thought could be real until now! Discover a perfect blend of nature's wonders and human craftsmanship. The vast block, nestled in Sharon, boasts unmatched freshwater frontage. The gently sloping land features a fenced area leading to a flood-free home site of approximately 1.5 acres. Two additional paddocks, totaling approx 1.3 acres, adorn the fertile riverbanks of the Burnett River. The lowset homestead, with over 300sqm of space, exudes genuine character. Fresh modern paint schemes, merbau decking, pine polished floors, timber features, and verandahs on both sides create a warm, welcoming atmosphere. The home features five bedrooms plus an office (with an optional smaller 6th bedroom), sprawling open living area, air conditioning/fans, two bathrooms, and a solar hot water service, complemented by a 2.5kw solar system for eco-friendly living. And then there are the sheds... Starting with the purpose-built 16m x 16m main shed, designed to accommodate three buses or up to 12 cars. Equipped with power, work benches, and a convenient drive-through rear door with a height exceeding 4m. Adjacent to the "big" shed, an impressive 11m x 6m structure with four bays for household cars is also powered and waiting for your personal touch. Completing the genuine charm is a water paradise, with approx 68,000L of tank water plumbed through the home, a bore supplying three outside taps, and a reticulated water system for toilets and seven taps around the yard. Rest assured, water won't be a concern here! AT A GLANCE: • 2.8 acre property; approx 1.5-acre flood-free house yard, 1.3-acre divided into paddocks • 300+ sqm home with merbau decking, polished floors and QLD charm • Airconditioned central living and kitchen • Abundant storage in open-plan kitchen/dining • 5 bedrooms + storage/office • 4 bedrooms featuring built-in wardrobes, and three with air-conditioning • Downstairs airconditioned bedroom with private ensuite, direct outdoor access, and built-in wardrobes • 2.5kw solar system • Serene pool overlooking the property • 2 large powered sheds; 16x16m main shed and 11x6m shed • Approx 68,000l water tank, bore and reticulated water system from toilets & external taps Properties like this don't last long, so contact exclusive listing agent Paul Anderson on 0413 428 182 or Alice Dolinski on 0459 489 491 to schedule your inspection today! *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.*