

226 Woodford Road, Alton Downs, Qld 4702



Lifestyle For Sale

Tuesday, 9 April 2024

226 Woodford Road, Alton Downs, Qld 4702

Bedrooms: 5

Bathrooms: 2

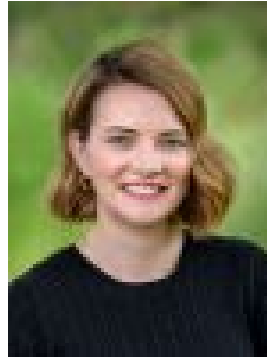
Parkings: 10

Area: 34 m2

Type: Lifestyle



Jacinta Swart
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Offers over \$1,300,000

Just 10 minutes from town and nestled on 86 picturesque acres, your rural paradise awaits at 226 Woodford Road. With so much to offer, including a 144 Mega Litre Water Licence, this impressive property really is the epitome of country living. The centrepiece of this idyllic rural retreat is the charming lowset, steel-framed brick home that provides so much space for the entire family: * HUGE open plan air-conditioned living, dining and kitchen space with tiles and 2.9m ceilings throughout and leading right onto the covered entertainment area * Renovated kitchen featuring a walk-in pantry, granite benchtops, 4 burner gas cooktop, farmhouse sink and copious amounts of bench and cupboard space. * Huge carpeted second living area/formal lounge with split system air-conditioning and beautiful bay windows overlooking the picturesque landscapes * Air-conditioned master retreat to one end of the home complimented by a generous walk-in robe and ensuite. * Designed perfectly with family in mind, the remaining 4 bedrooms are located at the opposite end of the home. 3 of the bedrooms feature split system air-conditioning, carpet, ceiling fans and ample hanging space (2 of the rooms even have walk-in robes). The 4th air-conditioned room is perfect for an office or 5th bedroom and is complimented by built-in cabinetry. * Off the hallway, you will find the main bathroom comprising of a shower and bath, separate toilet and the beautifully renovated internal laundry. * Entertain friends and family easily in the spacious undercover entertainment area, overlooking the sparkling inground pool. It's not just the home that will impress, the property boasts SO MUCH MORE including: * 3 Sheds - Shed 1: 21x9 metres with 3.2m high roller doors and a concrete floor - power and water to shed and serviced by 2x 5,000 gallon water tanks & 1x 10,200 gallon tank. Shed 2: 9x8 metres with power and 2 electric roller doors. Shed 3: 6x9 metres with concrete floor, power and a water pump with separate rainwater tank. * 4 bores - (Bore 1: tested delivery of 10,500 gph. Bore 2: 3,500 gph and equipped with a submersible pump. Bore 3: 300 gph and equipped with windmill (not currently active). Bore 4: not equipped, however estimated at 10,000 gph). * 6.65KW solar system plus battery ready inverter. * 4 separate paddocks + steel cattle yards. * Bin collection and mail service. * 10 minutes to town, 15 minutes to the Base Hospital and Rockhampton Grammar School. Whether you're seeking a peaceful country retreat or the opportunity for agricultural pursuits, this spectacular property offers endless possibilities. Don't let this rare opportunity to embrace the rural lifestyle slip away - reach out today to arrange your private inspection!