

230 Wittman Road, Booie, Qld 4610



Lifestyle For Sale

Friday, 17 May 2024

230 Wittman Road, Booie, Qld 4610

Bedrooms: 3

Bathrooms: 1

Area: 120 m2

Type: Lifestyle



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\$790,000 Neg.

Nutrien Harcourts Kingaroy are pleased to offer to the market this lovely rural paradise. Situated in the sought after area of Booie/Coolabunia this property has had a rich history. Once a dairy farm now a home looking for new owners. It could be you! The property features:

- 296.7 acres in 3 main paddocks. One paddock of 64.2 acres is fully fenced with a dam. It has a great body of feed as it is currently destocked. The improved pastures of Rhodes & Green Panic are enjoying the current conditions. Plenty of area to run a few cattle or horses.
- The property has 3 sheds - an open workshop, hay/storage shed, 13.7m x 7m approx. shed.
- A solar bore which supplies the gardens, laundry & toilet
- Rainwater storage of 5000 gallons and bore water storage of 9000 gallons

The family home features:

- Concrete Brick construction - Split Level, North East facing with an inner courtyard featuring a lovely fish pond. The solar passive aspect means it is warm in winter and cool in summer.
- The lower level has the main living area with recently renovated kitchen, dining room, sunroom, laundry and 2 bedrooms. The main bedroom has an ensuite. This level has slate floors through out with 5 sets of French doors leading out to the lovely gardens.
- The upper level, 5 stairs, features a bedroom, large bathroom, separate toilet, an extra large room which would make a great guest bedroom or office.
- The garden is truly an oasis for outdoor living and boasts plenty of fruit trees and vegie gardens.
- The home has a 2.5kw solar system to keep those electricity bills down. A sprinkler system on the roof is a bonus feature.

Nestled in the hillside this home offers a great place to build family memories. The children will love exploring the garden and discovering what country living is all about.

Unique Features:

- Timber plantations x 2 - Approx. 20 years ago the owners planted a grove of Iron bark to be able to harvest their own fence posts in the future. The second plantation is a grove of Bunya Nuts trees, planted for a future income stream.
- Bunderra Nature Reserve: 26ha nestled on the side of the hill is an area of dry rainforest. The owners made this small commitment to preserving this area for future generations to enjoy the flora and fauna of this rich area.

If your looking to build a future in the country then Bunderra ticks the boxes. Coolabunia Primary School is just 6kms away with Kingaroy just 14kms. Kingaroy is a growing community with a number of private and public schools, TAFE, a diverse range of Social & Cultural activities, new hospital, visiting specialists and much more. The Sunshine Coast, Brisbane & Toowoomba a pleasant drive away.