

**234 Murphy Road, Captain Creek, Qld 4677**



**Sold House**

Wednesday, 16 August 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Area: 16 m2**

**Type: House**



Damien Gomersall

**\$940,000**

This charming 16-hectare (40 acre) property offers the classic tree-change, sea-change lifestyle everyone is chasing these days. Presenting a lovely family home with 360 degree wrap around verandahs, two very large sheds, two dams and a wealth of established infrastructure. Practical yet beautiful, with all the hard work done, this property has so much to offer her new owners. Located in the desirable Captain Creek area, this large acreage provides a sanctuary of tranquility and privacy, while still being conveniently close to Agnes Water township, surf beaches and essential amenities. The spacious three-bedroom, open plan, low-set Queenslander-style house built in 1996 features warm timber hardwood floors, raked ceilings in the living area, overhead fans, a new slow combustion fireplace, and plenty of windows and doors with access to the verandah and views into the gardens. The outdoor spa built into the verandah is perfect for cooling off on hot days or warm soaks during winter. The homestead is surrounded by vegetation including native gums, turpentines, angophora trees and palms. The extensive plantings include over 40 citrus, tropical fruit and bush tucker trees, plus ornamental parkland trees and a huge weeping fig tree. There are also two established, fenced vegetable gardens, one with permaculture mounds and swales, and a chook yard and compost bays. The back two thirds of the block is natural bushland with the famous Captain Creek running through the rear of the property. This natural setting is also home to many species of native birds and kangaroos. Property features include:

- Three generous bedrooms - two with built in robes and one currently used as a home office
- Spacious kitchen with lots of bench and storage space, new electric oven and five burner gas stove
- Fabulous walk-in pantry
- Bathroom with separate toilet
- Separate laundry with lots of storage
- Large electric hot water system
- 10.36kW Solar System - back to main grid with rebate - no electricity bills
- Two very large sheds both with power
- 12m x 12m American barn style shed with 4.5m clearance perfect for a large boat or caravan, or potential to easily renovate into a second dual occupancy dwelling
- 12m x 7m workshop shed with two adjoining 12m x 4m carports and undercover stable
- Beautiful old stone building which was the original 1980s dwelling and could be creatively renovated for many purposes such as studio or home business
- Excellent water supply
- 3x 5000gal concrete water tanks to house, and 1x 5000gal poly tank to shed
- Two picturesque dams
- Electric pump supplies water from one of the dams to outdoor taps to irrigate the gardens
- Top of the line water filtration system fitted to house
- All-weather gravel driveway
- Sealed road to the front gate
- Easy 15 minute/ 20km drive to Agnes Water

This property represents exceptional value for its quality and location. Don't miss out on this incredible opportunity to own your dream home. Contact us today to arrange a private inspection and start envisioning your future in this remarkable property.

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