

# 234 Traveston Road, Traveston, Qld 4570



## Lifestyle For Sale

Thursday, 13 June 2024

234 Traveston Road, Traveston, Qld 4570

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 12**

**Area: 16 m2**

**Type: Lifestyle**



John McEwan

## Offers! -Tender Closing Thursday 27th June 2024!

This fully approved dual living arrangement on 40 acres of fertile country with permanent water is ideally situated in the sought after Traveston area, nestled between the Noosa Hinterland and Mary Valley where the quiet location still offers easy access to the new Bruce Highway and Mary Valley Link Road. This immaculately maintained lifestyle property is being offered to the market with improvements galore, including livestock paddocks with improved pastures, irrigated orchards, a fully approved 2nd dwelling and a recently renovated main residence with outstanding entertaining options and an outlook of ultimate privacy! \*Please watch property video in 4KUHD\* Property features: \* 16.03Ha, 39.61 acres or 160,300m<sup>2</sup> of fertile, productive Traveston acreage with quality fencing, improved pastures, and permanent water via Traveston Creek and 2 large dams. \* A huge dam at the rear of the property is equipped with pump and supplies irrigation via a main line to a header tank for orchard irrigation and is stocked with native fish species. \* Irrigated grape vines and orchards include regular varieties of most fruits with plenty of exotics and bush tucker options too. \* A Gympie Messmate timber plantation with approximately 1,500 trees will be fully mature within approximately 5 years. \* The level creek flats are perfect for a future horse arena or stockyards and currently offers home to timber holding yards with head-bail, loading ramp, hay/ feed storage, and a machinery shed, suitable for tractors, storage, implements, and more. \* Suitable for all types of hobby farming, livestock, and lifestyle pursuits, whilst offering self-sufficient capabilities. \* Over 10,000 gallons of tank storage, greenhouse, two solar systems, NBN connection with WIFI capabilities to both residences, perfect for home office/ work from home options. \* A 6m x 9m shed/ garage with 2 vehicle carport, workshop, 2 x tilt doors, personal access door, sinks, lights, power and water connected, completes the package. \* The property now features a newly installed generator change over switch. This provides power to both houses if preferred, as a backup, or during an unexpected mains outage, very handy for rural living. Main Residence Features: \* Arriving at the large 4 vehicle carport, providing sheltered entry to the home, you are welcomed by the gardens and the outlook is stunning. \* The carport doubles as an excellent undercover entertaining/BBQ area. \* The recently renovated block home now boasts open plan living, allowing natural light to enter through the newly appointed kitchen with modern appliances, including new electric stove and induction cooktop, dishwasher, and ample bench space. The island bench or servery can be moved wherever, as needed, and the space seamlessly flows through to the lounge and living area which leads to the huge deck offering private rural views via beautiful timber French doors, an entertainer's delight! \* With 4 huge bedrooms, built in robes, a family bathroom, laundry, and an ensuited master bedroom, the home has been immaculately kept, maintained, and now renovated, to ensure modern and comfortable living is on offer. \* The master bedroom features reverse cycle air conditioning, a generous ensuite with custom twin vanities, oversize shower, bath, WC, and large walk-in wardrobe. \* The 2nd bathroom also features a large over-size shower with frameless glass, modern tiling, fittings and vanity. \* There is a separate WC and laundry with twin wash tubs, offering easy access to the back yard and clothesline. \* Venetian blinds, fly screens, security doors, solar hot water, gas heating capabilities, and tiled wet areas are present throughout. Second Dwelling Features: \* Fully approved as a 2nd dwelling, self-contained with a stand-alone location, offering excellent options for family, friends, or income capabilities. \* Block construction, 2 bed, 1 bath configuration with laundry and open plan living and dining. \* Bedroom 1 has an office nook and glass sliding doors, a huge second bedroom has built in wardrobes and storage. \* The open plan kitchen and dining flows from the front and rear entries. \* Kitchen features; gas stove, gas oven, large pantry/storage room. \* Full bathroom features; WC, vanity and corner shower. \* High ceilings, ceiling fans, flyscreens, curtains, reverse cycle air conditioning, and a new electric hot water system are featured throughout. \* Fully equipped laundry, own courtyard/privacy, separate driveway access and clothesline. \* Carport attached suitable for 2-3 vehicles. 234 Traveston Rd is situated only 2 minutes to the Mary Valley Link Road allowing access to the Bruce Highway, providing easy travel and commutes north and south. Travel to Gympie, the Sunshine Coast, Brisbane, and airports are driven with ease. With close proximity also to the Noosa Hinterland townships of Cooran, Pomona, Cooroy and Noosa heads, as well as the Mary Valley townships of Amamoor, Kandanga, and Imbil. This property is being sold by tender, all offers will be considered and are to be presented by 5pm on Thursday the 27th of June 2024. Act fast, call 0413198385 to secure your inspection with marketing agent John McEwan today! Disclaimer All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase. Boundary lines are approximate.