

**254 Bamboo Creek Road, Bamboo, Qld 4873**

**Raine&Horne.**

**House For Sale**

Thursday, 9 May 2024

254 Bamboo Creek Road, Bamboo, Qld 4873

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4050 m2**

**Type: House**



Charlie Madgwick

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## Offers over \$895,000

Immaculate inside & out, this generously proportioned home sits on over an acre of beautiful gardens with a stunning backdrop of cane fields & mountain views.... With four bedrooms and 2 large living areas, plus a large 3-bay shed, this home would suit any sized family with an abundance of room inside and outside to play. To top it off, the expansive, enclosed rear patio, complete with sliding doors, louvres & windows to capture the breeze, makes an incredible entertaining and additional living space. All the non-wet area floors have recently been replaced with quality, vinyl timber-look planks throughout, and the home was repainted externally in late 2023. The roof has been rescrewed and painted with Aqua-Lock paint prior to installing the 6.6kw solar array. When the home was built in 2002, the owners upgraded the roof trusses to hardwood, adding insulation as well, plus several other improvements such as the installation of a gas cooktop and increased dimensions throughout. Semi-rural properties like this are largely coveted in this area and don't change hands often. This is a truly welcoming and impressive home that will be loved by its next owners, offering lifestyle, comfort and serenity in a fabulous location. Features:- Multiple large living areas- Four bedrooms- Two bathrooms (both family bathroom & master bedroom ensuite include bath tubs)- Master bedroom includes walk-in wardrobe, ensuite, AC & direct access to rear patio- Newly laid vinyl flooring to all non-wet areas- Concrete driveway & parking area- 9m x 7.5m powered shed with workbenches & shelving (2 open bays, one enclosed with pedestrian door and window)- Second smaller garden shed- New wall oven & separate grill (less than 12m old)- Established orchard with mature trees (star apple, lychee, macadamia nut, mangosteen, lemon, orange, mandarin)- Mains electricity with 6.6kw solar array to keep costs down- Generator switch for back up- Aquanova wastewater treatment plant- Town water- 5 minutes' drive to Miallo State school- 5 minutes' drive to Rocky Point boat ramp- 12 minutes' drive to Mossman- 30 minutes' drive to Port Douglas- Approx. 2 hours' drive to Cairns