

255 Mollenhagens Road, Winfield, Qld 4670



Sold Lifestyle

Sunday, 25 February 2024

255 Mollenhagens Road, Winfield, Qld 4670

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 169 m2

Type: Lifestyle



Sue Robertson

\$640,000

Imagine owning 419 acres (169.7ha) where you can come on holidays, let your hair down & make as much noise as you like without having to worry about neighbours. Sound appealing? Here is the best part - if you love fishing & boating, the property is only approx. 7.5km from a concrete boat ramp on tidal Baffle Creek where you can put the tinny in and approx. 1.6km from the front gate, there is access to Bottle Creek where you could throw in some crab pots or put in a kayak on the right tide. A large area has been cleared and this is where you will find the accommodation which consists of a comfortable self-contained, open plan studio with a small solar set up. Cooking is done on a gas stove with rangehood and the home has a bathroom & toilet. Around the home has been concreted giving you heaps of areas to sit outside. Off the back of the studio is a pool which would take little to finish. Total rainwater collection is approx. 17,000 gallons and the house runs on solar hot water. There is a storage shed near the home and a machinery shed adjacent to a fenced area for horses. On a small hill to one side is a 4 bay workshop/storage area with two shipping containers in the end bays. The two middle bays have a concrete floor. You could also use one bay to park a caravan as it has a high roof. Ranging between approx. 11m & 49m above sea level, the property is very well presented with boundaries cleared and heaps of tracks throughout the block making it easy to show you how diversified the property is. Although it is a bush block and timbered, it is fairly open beneath the canopy in many areas. Fully fenced with a dam there are 3 seasonal creeks meandering through. Being on a no through road means minimal passing traffic and you have bitumen road to within 4km of the property. If you decided to move here, children can catch to school us to both primary & high school. Mail is delivered 5 days a week. Rates are approx. \$2,200 per year. Approx. distances: Winfield 7km, Bundaberg 60km, Rosedale 22km, Agnes Water 85km, Gladstone 149km. Copy and paste these co-ordinates 24 34 05.93 s 151 59 19.38 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.