

**267 Duckpond Road, Moolboolaman, Qld 4671**



**Acreage For Sale**

Tuesday, 23 April 2024

267 Duckpond Road, Moolboolaman, Qld 4671

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Area: 11 m2**

**Type: Acreage**



Kelly Weller

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**\$670,000**

Welcome to "Saddleback Country Cabins" at 267 Duckpond Road, Moolboolaman. Nestled amidst 28 acres of tranquil countryside, these two charming cottages offer a rare opportunity to own your own slice of paradise. Currently operating as successful Airbnb's, these cottages boast a seamless blend of rustic charm and modern comfort, providing guests with an unforgettable retreat. Included on the property is a comfortable manager's residence, providing convenient onsite accommodation for overseeing the operation of the cottages. With a proven track record as successful Airbnb's, these cottages present an enticing income opportunity for savvy investors. Continue to operate them as vacation rentals, long term rentals or make the property your own private oasis. While currently thriving as successful Airbnbs, this property holds immense potential to be transformed into a stunning wedding and function centre, providing additional income potential. The property would also be suitable for those looking for a dual living set up, with three residences on the property there is enough space for everyone. Additionally, a spacious 6-bay machinery shed offers ample storage for equipment, vehicles, or could be repurposed for various uses according to your needs.

Property- 28.56 Acres of Gently Undulating Usable Land- Flood Free- Boundary Fenced- 5 Internal Paddocks- Pig Pen with 2 Pigs- Goat Paddock with 8 Goats- Chicken House- Round Yard- 3 Dams- Seasonal Creek- Approx. 18m x 9m - 6 Bay High Clearance Machinery Shed with 2 x Rainwater Tanks- Garden Shed- Outdoor Bar/Fire Pit Area- Windmill- Lots of Birds, Kangaroos & Wallabies

Front Cabin- Veranda at the Front overlooking the Property- Airconditioned Open Plan Kitchen/Dining/Living- Kitchen features a beautiful Old Wood Stove- Studio Style Bedroom Downstairs- Small Bedroom/Attic Upstairs- Spacious Bathroom with Claw Foot Bathtub/Shower, Vanity & Toilet- Gas Hot Water- Sleeps 3- Termite Barrier Current April 2024

Back Cabin- Veranda at the Front- Open Plan Kitchen/Dining/Living- Kitchen with Electric Oven/Hotplate- Airconditioned Separate Bedroom with Built in Robes- Rustic Bathroom with Large Walk in Shower, Vanity & Toilet- Gas Hot Water- Ceiling Fans- Outdoor Shower- Sleeps 4- Termite Barrier Current April 2024

Managers Residence- Approx. 15m X 7.5m Shed House with attached High Clearance Double Carport- Open Plan Kitchen/Dining/Living with Wood Heater- Gally Kitchen with Electric Oven/Hotplates leading out to the Rear Entertaining Space- 1 Bedroom but space for a 2nd Bedroom if needed- Rustic Bathroom with Large Walk in Shower, Toilet & Vanity- Laundry Space- Fully Lined with Wall & Ceiling Insulation- 2 x Whirly Birds in Roof- Cathedral Ceilings- Timber Plank Floors Throughout- Office Space for Greeting Guests- Outdoor Bath - Above Ground Pool- 2 x 22.500L Rainwater Tanks

This property is being sold as a "Walk in Walk Out" except for the Managers Personal Items & Furniture in the Managers Residence.

Additional Information- Rates Approx. \$1,250.00 per year- Daily Mail Delivery- Mobile Phone Reception- Satellite NBN- Zoned Rural Residential- Bitumen Road to the Gate- 100 + 5 Star Reviews on Airbnb Website- 16 mins to Gin Gin (20km)- 53 mins to Bundaberg Airport (71km)- 52 mins to Childers (69km)

To book your private inspection, contact Kelly on 0413 445 101 today.\* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. \*