

28 McConnell Way, Mondure, Qld 4611



Sold House

Monday, 4 March 2024

28 McConnell Way, Mondure, Qld 4611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 4022 m2

Type: House



Stuart Hill

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Contact agent

Presenting a wonderful opportunity to embrace a country lifestyle property on a large block within the quaint little town of Mondure. Positioned only 20 mins west of Murgon amongst the productive farming belt of the South Burnett, Mondure offers a great location to Proston & Boondooma Dams further to the west, or approximately 35mins to Kingaroy. Set amongst an established garden of mature Gums, Bottle trees, Silky oaks, Jacaranda, Crepe myrtle's, Palms and 14 fruit trees with an abundance of passion fruit, the workers cottage home is bathed in shade and privacy. The home has a private semi-enclosed porch area out the front which leads into the large family lounge room with a new floating timber floor. Each bedroom is of generous size with ceiling fans throughout, and still possessing original stain glassed timber French windows. The front room has a separate entrance making it ideal for a study/office or for guests. The open plan dining and kitchen area offers an electric stove (plus a fully operational antique combustion stove), plenty of storage space & an easterly aspect with views out to the Bunya Mountains. The bathroom has had a recent upgrade with new spa bathtub with shower, toilet and vanity. To top the home off, leading out from the kitchen is a full length 11x3m oiled timber deck attached to the home with a privacy screen. Property features:

- Town water mains connected with a dual filtration system
- Filtered water is soft and used for the garden, bathroom & laundry
- A rainwater tank is connected to the kitchen, with mains back up
- New roof installed in 2020, with some new guttering
- All of the electricals have been updated, smoke alarms are compliant
- Two driveways suitable for a truck or boat with a securely fenced yard
- Single garage with work benches and outdoor laundry
- Semi exposed work shed with shelf storage
- Garden shed with cement floor and shelving
- Shaded vegetable growing houses with separate herb shade house
- Raised garden beds, secure chook yard and large animal enclosure
- Fire pit area
- Flat level & flood free property

Services

- Postal & rubbish collection service
- Walking distance to community park & tennis courts
- School bus service – 10 mins to primary, Secondary 25 mins
- Hivesville convenience store & service station – 7 mins

Estimated rental yield of \$250 - \$300/week. The sale of the property will include items such as the fridge, lounge, beds, tables, chairs & window treatments. This is a wonderful opportunity for those on a budget seeking a large block with a sturdy home close to a regional township. The neighbours are great and the community is warm. Contact Stuart Hill on 0418 764 158 to arrange an inspection.