

# 291 Balberra Road, Balberra, Qld 4740

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## House For Sale

Wednesday, 12 June 2024

291 Balberra Road, Balberra, Qld 4740

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 6 m2

Type: House



Ben Chick

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## By Negotiation

Looking for rural living close to town? This property will not disappoint. Sprawling on 15.6 acres of land, 291 Balberra Road, Balberra offers a picturesque retreat from the hustle and bustle of urban life. Located just 20 minutes from town, this property boasts an idyllic rural landscape, providing a serene and tranquil setting for those seeking a peaceful lifestyle. With four fenced paddocks, it presents an excellent opportunity for farming or grazing pursuits, while also offering ample space in the modern home. With plenty of space for recreational activities or simply enjoying the beauty of nature. Whether you're looking to escape the city or embrace a more self-sufficient way of life, this property embodies the essence of country living at its finest. Step into a kitchen that's both stylish and welcoming. Smooth stone benchtops create an inviting atmosphere, complemented by sleek fittings and modern appliances seamlessly integrated into bright, glossy white cabinets. And don't forget the handy breakfast bar, a perfect spot for guests or hungry teens. But this kitchen isn't just about looks; it's practical too. With plenty of space to move around, meal prep and dining will be a breeze. Pull up a chair to the designated dining area, where family gatherings become memorable feasts. As well as this, a huge living area makes the perfect space to kick back and relax or to watch a movie with the family. This open plan design makes these spaces flow seamlessly perfect for a family. And no need to worry about the weather, this cozy open plan space is fully air conditioned for year-round comfort. Escape to the tranquil haven of the master suite, where spaciousness welcomes you and a generously sized walk-in robe offers ample storage for your personal sanctuary. With three additional bedrooms, each equipped with split system air conditioning and built-in robes, this home embodies modern comfort and immediate livability. For day-to-day family convenience there are two bathrooms, both with sleek contemporary vanities, luxurious showers and their own toilets, this is a hint of the perfection of the home. Enjoy outdoor living with a terrific patio area that joins the shed awning and with plenty of space for a firepit, you'll love the winter nights to come. A brisk walk down to the creek that is the rear boundary of the property, awards you with your very own timber deck situated on the bank of the creek. Overlooking Sandy Creek, take a chair and relax with stunning views of rural landscapes. Nestled on an expansive 15.6 acres of picturesque land, this property offers the idyllic setting to fulfill your dreams of owning livestock. Divided into four separate paddocks, it provides the perfect canvas for your agricultural pursuits. Say goodbye to hefty electricity bills with the included 6.6kW solar system, strategically positioned atop the main shed. This impressive space, spanning 9.9m by 9.4m, boasts two high-clearance electric roller doors, each measuring 3.6m high and 3.55m wide. Additionally, a spacious 5.8m x 14.9m awning stands ready to shelter your cherished vehicles and recreational gear from the elements. Adjacent to the property, a secondary shed spanning 14m x 7m awaits, complete with three 3m high clearance doors, providing ample storage space for machinery and equipment. Plus, with a 10 megalitre allocation from Kinchant Dam, your water needs are well covered, ensuring peace of mind for your agricultural endeavours. Contact Ben to secure your piece of serenity today. Disclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars, the provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.