

# 292 Melawondi Road, Melawondi, Qld 4570



## House For Sale

Monday, 15 April 2024

292 Melawondi Road, Melawondi, Qld 4570

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 10**

**Area: 123 m2**

**Type: House**



Bodie Weir

## Auction

Auction Location: On-site Welcome to 292 Melawondi Road, Melawondi. Part of the Mary Valley's finest rural landscape, a stunning new lifestyle awaits!!! Featuring a beautiful modern home with a classic country feel that's overlooking green pastures. This property is a self sufficient paradise! Melawondi Park offers 123.8 hectares of freehold land, providing ample space and flexibility. All the essential services like mobile phone reception, daily mail and weekly bin collection all available, therefore making it suitable for comfortable living. Additionally, it features well maintained infrastructure.

**FEATURES:**

- Boasts two oversized bedrooms both with ensuites
- Open plan living
- Large outdoor deck
- Wrap around verandas
- A walk in pantry
- Large laundry
- Fire place for the cool winter nights.
- Situated on stand alone solar - Solar panels Charging 14wts capacity, 22.3 battery storage, 10 killawatt inverter and a 8kva generator.
- The home has the ability to easily add on more bedrooms if desired
- The gardens have a large variety of different fruit trees set out in a perfectly manicured orchard.
- 30km from Kenilworth, 35mins from Noosa, 40mins from Sunshine Coast Airport and approximately 2 hrs from Brisbane CBD.
- 123.8ha (305.92 acres)
- Quality soft scrub soils
- 9 fenced paddocks for 120 breeders with laneway to new steel cattle yards and dip including round fence yard & improved pastures.
- 15x9 Machinery shed with solar panels and fully concreted
- Excellent water supply with 8 spring fed dams and gullies. Plus a Blue creek running through the majority of the property.
- Raised vegetable gardens, a fruit orchard and a chicken pen.

**\*\*\*PLEASE NOTE THESE DIRECTIONS:\*\*\*** Do not follow google maps to the exact street address as it will not go to the correct property. Put 392 Melawondi Rd, then turn left after the timber mill, then it's the first property on the right. Call agent at anytime if you need any guidance.

**Disclaimer:** We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.