

# 304 South Bucca Road, Bucca, Qld 4670

PROPERTY4670

## Sold Acreage

Monday, 16 October 2023

304 South Bucca Road, Bucca, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 14 m2

Type: Acreage



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**\$660,000**

Fully clearable land with sub-division potential Backing on to the high banks of the Kolan River is where you will find this 14.83 hectare (approximately 36.6 acres in the old scale) completely FLOOD FREE property which has plenty of room for the kids, animals and all the toys. With breathtaking river views from the back and sweeping rural views from the house, a feeling of calmness is created. The brick home is cleverly positioned away from the road to ensure privacy and features: 3 generously sized bedrooms, all would easily accommodate a queen size bed. Walk in robe in master which could be turned into an ensuite and there is still an abundance of space to add built in wardrobes. There are also built ins in the second bedroom. Separate lounge room with polished floors Combined kitchen/dining with oversized walk in pantry and heaps of room to add extra cabinets if needed and polished floors Bathroom with shower and a separate toilet Front patio that overlooks the paddocks Carport which can also double as a rear entertainment area. Behind the house is the huge 5 bay machinery shed that also has an additional high clearance carport attached. The cattle yards and loading ramp are positioned behind the shed. The front paddock is flat and cleared with good pastures whilst the rear is natural bush. The block is totally zoned "white" so if you would like to clear any vegetation you are able to do so. The property has three dams and there is potential for a water allocation with Sunwater outlets nearby and riparian rights from the Kolan River. There is a 10,000 gallon water tank for the house as well as a small tank that supplies water to the toilet only. There is sub-division potential, with a 5 acre minimum block size, subject to council approvals. The property is currently zoned Rural Residential with a minimum lot size of 5 acres. The school bus also runs passed the front of the property. Approximate distances: Bundaberg 20km (via Rosedale Rd), Bucca pub 5.1km, Bucca Rowing Club 4.7km, South Kolan 14.5km and Gin Gin 21.1km