

# 306 Hervey Range Road, Bohle Plains, Qld 4817

McDONOUGH  
PROPERTY

## House For Sale

Friday, 12 April 2024

306 Hervey Range Road, Bohle Plains, Qld 4817

Bedrooms: 5

Bathrooms: 3

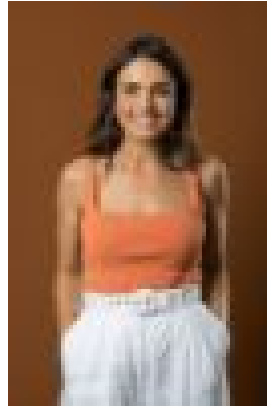
Parkings: 7

Area: 5 m2

Type: House



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**Range: \$1,600,000 - \$2,000,000**

Experience the epitome of idyllic country living with this exceptional property nestled in the heart of North Queensland, the ultimate rare find, just minutes to everyday conveniences. Situated on 13.66 acres of prime riverfront land, this is a rare opportunity to own a sprawling estate boasting unparalleled views and abundant space. With two homes on one block, this property is perfect for generational living. Inside the main house, you'll find a layout designed for both functionality and comfort. The separate living and dining areas offer plenty of space for entertaining or simply relaxing with loved ones. The generous-sized kitchen is equipped with modern appliances and ample storage, making meal preparation a breeze. The main house features three bedrooms and two bathrooms, providing ample accommodation for family and guests. Each room is meticulously designed to capture the stunning natural surroundings, offering a tranquil retreat from the hustle and bustle of city life. The master bedroom boasts an ensuite bathroom, ensuring ultimate comfort and convenience. The second house provides a private sanctuary for relaxation or hosting guests. With two bedrooms and a modern bathroom, this retreat offers a peaceful escape with all the comforts of home. In addition to its already impressive features, this expansive property boasts even more recreational opportunities to delight and entertain. Nestled within its boundaries is a sparkling dam complete with a thrilling slip and slide, offering hours of aquatic fun for family and friends. Whether you're looking to cool off on a hot summer day or simply enjoy some leisurely swimming, this delightful amenity promises endless enjoyment. The property includes a potential turf farm, making it ideal for those with a green thumb or entrepreneurial spirit. A spacious shed measuring 14m x 12m provides ample storage for vehicles, equipment, or a workshop, allowing you to pursue hobbies or projects with ease. For those with a passion for golf, the property also features a well-designed 4 hole golf course with 2 bunkers, providing the perfect setting for practicing your swing or hosting friendly competitions. With lush fairways and scenic views at every turn, this course offers a truly unforgettable golfing experience right at your doorstep. Thrill-seekers will appreciate the 510 meter long motorbike track, where they can indulge their need for speed and adventure in a safe and controlled environment. Whether you're an experienced rider looking to test your skills or a novice eager to learn, this track offers excitement and adrenaline-pumping action for riders of all levels. With these additional amenities, this property truly embodies the essence of luxurious country living, offering a perfect blend of relaxation, recreation, and adventure. Whether you're seeking a peaceful retreat or an action-packed escape, this property has something for everyone. Don't miss out on the opportunity to make this extraordinary estate your own and create cherished memories for years to come.

**Property Features:**

- No neighbours complete stand-alone property, share fence lines with parkland around property.
- Natural creek runs behind property, which has water in it all year-round.
- A spacious shed measuring 14m x 12m with power 15Amp, provides ample storage for vehicles, equipment, or a workshop.
- 5.5kw bore, 3 phase power.
- Own high voltage power lines with 25 KVA transformer.
- Driveway off main roundabout and has been engineered to allow for B double trucks with two A trailers to enter and exit property.
- Sparkling dam complete with a thrilling slip and slide, offering hours of aquatic fun for family and friends.
- 510 meter long motorbike track, where they can indulge their need for speed and adventure.
- Well-designed 4 hole golf course with 2 bunkers, providing the perfect setting for practicing your swing or hosting friendly competitions.
- Flying fox.
- Includes a potential turf farm, making it ideal for those with a green thumb or entrepreneurial spirit.
- Fully Auto Hunter controller Irrigation with bore pump monitoring system.
- Dog run, chicken coop and veggie patch.

**Main House Features:**

- Block house with steel roof.
- Safety screens to half of house.
- 3 bedrooms:
  - o Large main with ensuite and walk-in robe
  - o Other bedrooms with built-in cupboards
- Air-conditioning:
  - o Split system to main room and lounge/dining/kitchen
  - o Box air conditioning to other two rooms
- Timber Kitchen with features such as laminate tops, electric hot plates and double oven, dishwasher space and plenty of room for storage.
- Family bathroom with a large shower and separate bathtub.
- Changeover switch to run generator.

**Second House Features:**

- Block house with steel roof.
- 2 bedrooms, both with built-in cupboards.
- Split system air conditioning in the living areas and main bedroom.
- Modern kitchen with island bench and breakfast bar, laminated bench tops, tiled flooring to all rooms except main room.
- Modern bathroom with large shower, tiled floor and walls and black features throughout.
- Changeover switch to run generator power.