

31 Wattle Court, Miriam Vale, Qld 4677



Sold Acreage

Friday, 8 September 2023

31 Wattle Court, Miriam Vale, Qld 4677

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 3 m2

Type: Acreage

\$527,000

If space & privacy are important to you, 31 Wattle Court has you sorted. Situated at the end of a highly sought after cul-de-sac in the Messmate Estate, this property is one of the largest blocks in the estate with an incredibly private driveway to your secluded bush abode. Featuring a spacious 4 bedroom, 2 bathroom home with a rustic, Australiana country feel. The main bedroom features a walk through robe to the ensuite with front verandah access, ceiling fan and air conditioning. The 2 other bedrooms are located on the opposite end of the house, with built in robes and ceiling fans and the 4th bedroom or large study with ceiling fan. The main bathroom has a modern design with floor to ceiling tiles, bath and separate shower, separate toilet. Open plan kitchen, living and dining room, with separate laundry that has extra cupboard and fridge space. Split system A/C in the living. Enjoy warm mornings and cool quiet evenings on the MASSIVE front verandah overlooking your large dam which is home to a selection of beautiful native birds. The block backs onto the Miriam Vale stock route that tracks directly into town, backing onto Miriam Vale State School - Great for kids to be able to walk or ride to school. (see attached council map). Steel frame construction with colourbond exterior, 5kw solar, 2 x 5,000 gallon water tanks, 2 x 1,300 gallon tanks plus bore. The carport has a mezzanine floor and has the option of being closed in to create a high clearance shed. Enjoy the best the country life has to offer, the property is fully fenced so great for horse lovers. Has a chicken coup and a range of fruit and vegetable trees/gardens. Have a dog? Not to worry, the back yard is a great size and fully dog proof. Miriam Vale has a local school teaches from pre-school to year 10, Information Centre, Police Station, Post Office/Gift shop, Small supermarket/General Store, fantastic Pub, a number of small cafes and specialty stores, rugby leagues, bowls club, golf course & train station. Coles supermarket and Tannum Meats deliver to the area every other day. Tannum Sands & Boyne Island - 34 minute drive. Gladstone - 50 minute drive. Bororen - 5 minutes. Turkey Beach - 20 minutes. Agnes Water & 1770 - 37 minutes. *Disclaimer: The images are indicative only and are presented for illustrative purposes. While we strive to present the actual condition of the property, we strongly suggest that prospective buyers take the time to visit the property.