

319 Booyan Road, Moorland, Qld 4670



House For Sale

Friday, 10 May 2024

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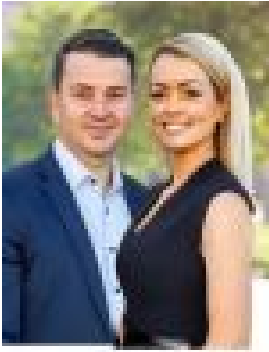
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1 m2

Type: House



Daniel KristyLee Anderson
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Offers Above \$589,000

Relax and unwind in this tranquil setting and enjoy everything that this unique package has to offer. Set off the roadside, with limited neighbours surrounding you, will feel like you're living on 100 acres. A considerable amount of time, money and effort has gone in to this property, ready for new owners, enthused to embrace this location. Simply the perfect set up for that acreage property, close to world famous beach, Moore Park Beach just a short drive, great fishing, prawns and mud crabs everyday, with Kolan river a stone throw away for the boating enthusiast. A little gem tucked away for the perfect relaxed lifestyle we all wish for, just add your personal touch to this property and reap the benefits, you will never want to leave once you realise what is at your fingertips. At a Glance:

- Timber lowset home, newly and completely painted inside and out
- Welcoming front verandah is a peaceful place to unwind
- Spacious open plan lounge dining and kitchen, is the hub of the home and a great space that integrates well together with new ceiling fan
- Modern kitchen installed 12 months ago, with gas cooktop, electric oven and dishwasher
- Three generously sized bedrooms, all with new ceiling fans
- A well-appointed newly renovated bathroom, with separate shower and toilet
- Two toilets in total, one being located in the separate laundry area
- Hardwood timber floors throughout
- Single attached carport ideal dual purpose as ideal for entertaining space as well
- Great sized shed being 6m x 9m in total, with machinery parking at rear, with front section having approximately 4 metre high clearance with roller door for storage
- New 32,000 litre water tank which is connected to the house, plus 1 house tap
- New solar system – massive 11.5KW
- Add to this, a bore newly installed just 12 months ago, with 3 yard tap connected, with high capacity flow and suitable for drinking water
- The property has full new perimeter fence and sits on approximately 3 acres, with one paddock ideal for some family pets of your choice
- Three phase power available for connection on the property and upgraded power board

Grab this opportunity, make this acreage property shine and reap the rewards for many years to come, 319 Booyan Road should be on your must to inspect list. Watch out for open home times or schedule a private viewing by contacting Gail Lorberg at 0432 760 266. *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.