

32 Tableland Road, Sunshine Acres, Qld 4655

PRIMEAGENTS

House For Sale

Tuesday, 11 June 2024

32 Tableland Road, Sunshine Acres, Qld 4655

Bedrooms: 4

Bathrooms: 3

Parkings: 10

Area: 4 m2

Type: House



Stacey Pyne
0438694307

Offers over \$1,650,000

For those seeking a tranquil but fortunate lifestyle - Experience the rare opportunity for completely separate dual occupancy with all the space you've ever dreamed of! Nestled on a picturesque 10 acres of pristine, flat, usable land, this property exudes charm from the moment you arrive. A tree-lined driveway leads to the well-maintained main house, where the true beauty begins. Drawing inspiration from its natural surroundings, this character-filled family home offers a serene retreat and an additional dwelling perfect for extended families, Airbnb, or permanent rental. The delightful guest studio will leave your visitors reluctant to depart, featuring a separate location from the main house, a spacious bedroom, a large lounge with a full kitchen, an ensuite, and an expansive outdoor entertainment area. Built in 2008, the welcoming colonial-style main residence is warm and inviting at every turn. It boasts 3 bedrooms, 2 bathrooms, beautiful timber floors, and a huge kitchen with raw edge timber benchtops. For those who love to entertain, there's a massive rear deck and wrap-around verandahs that allow you to savor the beauty of each day. Ideal for accommodating horses the land features a mix of cleared and lightly treed paddocks, stables, and ample water supplies from a large dam and water tanks. Not just for horses, all four-legged friends will find plenty of room to roam. There's no shortage of space to store equipment, tools, and supplies. Whether you're a hobbyist, a tradesperson, or simply in need of extra storage space, this property has you covered. The property offers a massive 9 x 22m high clearance shed/carport and an extra 3-bay garage attached to the second dwelling. There's room galore for everything and more.

32 Tableland Road is located on a huge 10 Acre block in the a quiet rural suburb of Sunshine Acres that feels worlds away from the bustling CBD but its only 10-15 minutes drive to major shopping centres, hospitals, Schools and a short drive to your favourite beach if a cool dip is on the cards. Don't miss your chance to own this extraordinary piece of tranquility. Whether you're seeking a peaceful rural retreat, a haven for horses, hobby farm or even the possibility of sub division (STCA) there is endless possibilities, this property offers it all and more. Call today to arrange your inspection.... start making your own memories at 32 Tableland Road Sunshine Acres.

MAIN HOUSE- Magnificent wrap around verandahs and large entertainment deck at rear- Spacious open plan living/ dining with timber floors, fans and bi fold doors onto back deck- Functional kitchen with beautiful timber benchtops, ample storage, gas cooktop- Master bedroom with ensuite and walk in robe, fan, air con- Additional bedrooms, air con, built in robes, fans- Guest bathroom with shower, bath and separate toilet- Laundry with ample storage

SECOND DWELLING- Large living/dining room- Great sized full kitchen with timber benchtops- Spacious bedroom with air con, walk in robe- Bathroom and laundry- Covered outdoor area overlooking acreage

OUT BUILDINGS- 8 x 22m high clearance carport/shed with power- 3 car garage attached to second dwelling- Stables with timer lights- 4 x 5400 gallon tanks (2 connected to each dwelling)- Chook pen and feed shed

BLOCK- 4.1 HECTARE (10 Acres)- 1 large dam with pump feed to each fenced paddock- 5 fenced paddocks including 1 grassed arena

PROXIMITY - 10-15 minute drive to Hervey Bay CBD & Hervey Bay hospital- 25 minutes to Maryborough- 15 minutes to Xavier Catholic College & Yarrilee State School