

**323 Drinan Road, Drinan, Qld 4671**



**Acreage For Sale**

Friday, 3 May 2024

323 Drinan Road, Drinan, Qld 4671

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 2 m2**

**Type: Acreage**



Kelly Weller

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**\$580,000**

Step into the serenity of country living with this charming home on 4.97 acres of sprawling land. Crafted from durable split-face block construction, this residence embodies rustic elegance while offering all the comforts of modern living. Start your mornings on the veranda, where you can soak in the majestic views of the surrounding mountains as the countryside comes to life around you. Inside, the air-conditioned open-plan layout seamlessly blends the living, dining, and kitchen areas, creating a warm and inviting space for gatherings with family and friends. The kitchen, equipped with a large gas cooktop and electric oven, invites you to indulge your culinary passions with farm-fresh ingredients, straight from the garden. Harness the power of the sun with a 6.6kw solar system and make use of the 3 x 22,500L rainwater tanks with water filtration, ensuring self-sufficiency while reducing your environmental footprint. Outside, the property awaits with its fully fenced boundary, there's plenty of room for a pony, small livestock or to grow your own orchard and vegetables. A 4-bay shed with workshop space provides ample room for tinkering and storage, while a double high clearance carport and older shed offer additional parking and shelter for your vehicles and equipment. At A Glance Home - Split Face Block Construction - Verandas Front & Rear - Airconditioned Open Plan Living, Dining & Kitchen - Kitchen features Large Gas Cooktop with Electric Oven - Two Bedrooms with Built in Robes & Veranda Access - Additional Third Bedroom/Office Space with Private Access - Modern Family Bathroom with Walk in Shower & Vanity - Separate Toilet - Laundry Space - Tiled Throughout - New Ceiling Fans Installed throughout the Home - Compliant Smoke Alarms - 3 x 22,500L Rainwater Tanks with Water Filtration - 6.6kw Solar System - 15-amp Caravan Plug - Generator Ready Property - 4.97 Acres - Fully Fenced Boundary - Mountain Views from the Front Veranda - 4 Bay Shed with Concrete Floor, Power, Lights, Workshop Space & Insulated Storeroom - Double High Clearance Carport - Old Shed with Carport and Storage Space - Unequipped Bore - Established Gardens - Fruit Trees - Vegetable Garden - Compost Pit - Greenhouse - Chicken House - Wood Shed

Additional Information - Rates Approx. \$850.00 per half year - Daily Mail Delivery - Wheelie Bin Service - Mobile Phone Reception - NBN Connected - School Bus Nearby - 5 mins to Wallaville (4.5km) - 8 mins to Gin Gin (9.6km) - 35 mins to Childers (48km) - 39 mins to Bundaberg Airport (52km) To book your private inspection, contact Kelly on 0413 445 101\* 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. 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.\*