

33 Dawes Street, Boyne Valley, Qld 4680



House For Sale

Sunday, 26 May 2024

33 Dawes Street, Boyne Valley, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 2024 m2

Type: House



Emma Dingle
0419714937

\$259,000

Is it time to for you to stop and smell the roses? Time to relax, enjoy the serenity and take in the clean country air? Welcome to 33 Dawes Street, Nagoorin, Boyne Valley. A postcard pretty area just 48km south-west of Calliope and 71km to Gladstone. The township offers a Primary School within 200m and a park across the road, 6km to the General Store and Post Office, and power, phone and rubbish service are available. The property comprises two titles totaling 2,024sqm and is centrally located in the Nagoorin township. So much on offer here with improvements as follows:- Tidy four bay shed house - all fully lined offering 3 good sized bedrooms - one bedroom air conditioned - additional air conditioned sleep out - fully tiled throughout - spacious air conditioned open plan living, dining and kitchen area. This area is also heater by a lovely wood heater for the cooler country evenings - bathroom with bath and shower and additional shower in laundry area - separate toilet - hardwood planking from shed house to entertaining area - Satellite TV dish and VAST Box and NBN ready - 2kw solar (3.5kw inverter)- 3 bay separate car shed with 3 roller doors with power (inc 15-amp point)- Garden shed with potting bench- Gorgeous old and sturdy galvanized iron and hardwood storage shed with power. Perfect to store the mower and other tools- Small powered shed which was previously used as a butchering area with screens and metal walls- Covered BBQ / entertaining area with scenic mountain views- Chook house - partially roofed with chicken run and roosts- Water is supplied from two rainwater tanks (approx. 25,000 litres storage) - Excellent fully equipped bore to keep the gardens looking fresh with multiple watering points.- The sale includes beds and ride on mower The property is fully fenced with dog proof fencing and the improvements are set in lovely established gardens with amazing roses and fruit trees galore - citrus, olive, mulberry trees, avocado trees, Bowen Mango, guava, banana, passionfruit, Macadamia Nut, dragonfruit and pomegranate. Re-establish the vegie gardens to live a near subsistence lifestyle. This is a great opportunity to live a simple life in a lovely semi-rural setting. Contact Emma Dingle on 0419 714 937 for further information.