

**33 Sittella Crescent, Delan, Qld 4671**



**Acreage For Sale**

Wednesday, 8 May 2024

33 Sittella Crescent, Delan, Qld 4671

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 2 m2**

**Type: Acreage**



Kelly Weller

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**\$699,000**

Welcome to your countryside oasis! This stunning Queenslander-style home boasts all the charm and space your large family desires, set on a sprawling 4.94 acres of pristine land. As you approach, be greeted by the timeless elegance of the 3-meter wrap-around verandas, perfect for enjoying serene views of the surrounding countryside from every angle. Step inside to discover a modern sanctuary with a steel frame and stumps, ensuring durability and peace of mind for years to come. Embrace the warmth of the custom-made Merbau front door as you enter the light-filled living space adorned with cathedral ceilings, creating an atmosphere of grandeur and sophistication. The heart of the home lies in the open-plan kitchen, dining, and living area, where culinary delights come to life in the modern kitchen equipped with a beautiful gas cooktop. Adjacent dining space seamlessly flows onto the back veranda, offering the ideal setting for outdoor entertaining or tranquil al fresco dining. Outside, discover the vast potential of the property, fully fenced into two paddocks with a dam and seasonal creek, promising endless opportunities for outdoor adventures and rural pursuits. With an 8.5kW back-to-grid solar system and gas hot water, this home offers sustainable living without compromising on comfort or style. Don't miss your chance to make your rural dream a reality!

**At A Glance Home - Queenslander Style Home with 3m Wrap Around Verandas on 4 Sides - UV Protected Colourbond Cladding - Steel Frame with Steel Stumps - Insulated Ceilings - 8.5kw Back to Grid Solar System - Custom Made Merbau Front Door - Cathedral Ceilings in Living Space - Open Plan Kitchen, Dining, Living - Modern Kitchen with Extra Large Commercial 5 x Gas Burner Cooktop, Electric Oven, Dishwasher, Severy Window, Island Bench, Soft Close Draws & Pantry - Adjacent Dining Space opens up to Back Veranda for Outdoor Entertaining - Spacious Living Room with Built in Office Nook - Airconditioned Master Suite features Walk in Robe, Ensuite & Veranda Access - Modern Ensuite with Walk in Shower, Toilet & Vanity - 3 Additional Airconditioned Bedrooms - Family Bathroom with Freestanding Bathtub, Walk in Shower, Toilet & Vanity - Internal Laundry with an Abundance of Storage - Vinyl Planks & Ceiling Fans throughout the home - Gas Hot Water - 1 x 22,500L & 1 x 8,500L Rainwater Tanks - Taylex Envirocycle Septic System Property - 4.94 Acres - Flood Free - Fully Fenced into Two Paddocks with Dog Mesh & Barb Wire - Dam - Seasonal Creek at the Back of the Block - Small Storage Space with Attached Carport - Power run but not Connected, Shower, Toilet & Septic**

**Additional Information - Rates Approx. \$845.50 per half year - Rubbish Collection - Daily Mail Delivery - Mobile Phone Reception - Fixed Wireless NBN - School Bus Nearby - Zoned Rural Residential - 12 mins to Wallaville (13km) - 17 mins to Gin Gin (19km) - 38 mins to Bundaberg Airport (48km) - 44 mins to Childers (57km)**

To book your private inspection, contact Kelly on 0413 445 101 today.\* 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. \*