

# 335-349 Boyle Road, Belli Park, Qld 4562

## Sold Acreage

Friday, 1 September 2023

335-349 Boyle Road, Belli Park, Qld 4562

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: Acreage

**\$945,000**

This ultra-private, horse-friendly, five-acre property located in beautiful Belli Park, offers gentle, peaceful country living with a charming post-war style Queensland showcasing a prized northerly outlook across the inground pool and beyond; will truly resonate at both a practical and emotional level. The home itself is slightly highset and comprises a covered wraparound verandah, three bedrooms, one bathroom, well-equipped country style kitchen with windows opening directly out to deck with combined dining/living. 3-metre high ceilings, VJ walls, stunning hardwood timber floors, casement windows, and cosy wood burning fireplace are features that infuse wonderful warmth and character into the home. Ceiling fans, stainless steel appliances, gas cooktop, mirror splashback, bespoke vanity in bathroom, and solar power - are other features of note; and the home has been lovingly cared for and maintained. Infrastructure on the property includes dog fencing around house, paddock fencing, entry gate, chicken coop, round yard and wash bay for horses, holding tank feeding water from dam to garden taps, and a huge rustic shed with plumbing and room for horse float, caravan, tack and feed room. Whether chilling by the pool on the weekend with drink and soaking up sunshine after a morning at the beach or the nearby Eumundi markets, or relaxing on the deck at wine o'clock after a day at work - there is a palpable feeling of 'slowing' down, taking time to just be. You will feel a million miles away from the frenetic pace of suburbia and the busy coastal strip; you will feel calm, refreshed, at peace. The grounds are most flat, and the acreage is fully usable - there are plentiful pockets of delight within the property to enjoy a picnic, sit around a firepit, do some birdwatching, and of course ride a horse. There is an abundance of majestic gums as well as established fruit trees. If you have any interest in living off-the-grid and embracing self-sustainable living, this is certainly possible here, without sacrificing those everyday comforts. Located just 15 minutes to the friendly country town of Kenilworth, 20 minutes to Eumundi, and 25 minutes to Cooroy - access to schooling, shops, dining, medical, sporting, and rail - is not a mission! When you feel like getting the sand between your toes - it's approximately 40 minutes to spectacular coast beaches and 45 minutes to the airport. Buyers seeking a slice of hinterland paradise - an acreage parcel that's easy to maintain, suitable for horses, with a charismatic home; this has your name on it.

- Peaceful, private, picturesque country living
- 5-acres - low maintenance, horse friendly
- Charming highset Queensland-style home
- North facing - light, outlook, breezes
- 3-metre-high ceilings, hardwood floors
- VJ walls, casement windows, fireplace
- Wraparound covered verandah & huge deck
- Inground pool with sunbathing terrace
- Dam with pump to holding tank for gardens
- Fenced paddocks, round yard, wash bay
- Huge multipurpose shed with plumbing
- 15 mins to Kenilworth, 20 mins to Eumundi
- Gentle, country living with lashings of appeal!