

340 Neils Road, Rosedale, Qld 4674



Lifestyle For Sale

Monday, 17 June 2024

340 Neils Road, Rosedale, Qld 4674

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 60 m2

Type: Lifestyle



Sue Robertson

0439356272

\$840,000

Immaculately presented and overlooking one of the dams, this modern 3 bedroom home with parent's retreat & great shed have been built on a lovely 148 acres (60.05ha). Ideal for families as there are excellent tracks around for the kids to ride and they will love playing in the creeks, one of which will hold waterholes year-round. A large area has recently been extensively landscaped and as this was not long finished, grass has yet to cover this area. It is going to be so picturesque once this happens. Very tastefully renovated, along one side of the home is the parent's retreat consisting of an office, bedroom, walk through wardrobe and ensuite. Opening onto the lounge room and separate dining room, the kitchen is large with a pantry, heaps of storage and cooking is done on an electric stove. The two remaining bedrooms are also large and the main bathroom is modern and separate from the laundry. Fans throughout, there is air conditioning in the parent's retreat and the living area. Another good-sized room currently used for extra fridges & freezers could be used as an office or storeroom. Power is connected and there is a feedback to the grid solar system. Hot water is gas and total rainwater is approx. 30,000 gallons. (6 x 22,000 litre tanks) Close by is an excellent 9m x 16m x 4.5m high shed which is powered and has great shelving. To give your dogs plenty of room to play, approx. 10 acres has been fenced with 2m high chainlink fencing with another large area fenced to keep dogs in if you wanted to run some sheep, goats or horses. There are two good dams within this area. Located along a quiet no-through road, the block ranges between approx. 19m & 52m above sea level. You can easily drive around the property as good tracks were put in for kids to ride their motor bikes. Large areas are zoned white meaning you can clear vegetation in those areas if you wish. There are two beautiful creeks to explore - Sheep Station creek runs through the block and Bottle Creek runs along one boundary. This is your chance to live in a coastal area within an easy drive to tidal creeks and quiet beaches but still have the peace & privacy of living rural. Approx 17km will put you on a good concrete boat ramp on tidal Baffle Creek which is known for all your tidal fish including Mangrove Jack, Flathead, Bream, Grunter, Barrumundi, Mud Crabs and Prawns. Mail is delivered 5 days a week and children can catch the school bus out front. Coles deliver to your door and rates are approx. \$2,200 per year. Telstra mobile reception is good. Rosedale offers a general store with fuel, hardware, post office, hotel and a pre-school to grade 12 school with kindy. Approx. distances: Rosedale 5km, Bundaberg 63km, Agnes Water 68km, Gladstone 132km. Copy and paste these co-ordinates 24 36 01.64 s 151 56 27.49 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.