

350 Kumbia Road, Ellesmere, Qld 4610



House For Sale

Sunday, 28 April 2024

350 Kumbia Road, Ellesmere, Qld 4610

Bedrooms: 1

Bathrooms: 1

Area: 2 m2

Type: House



Chris Arnold
0741621033

\$330,000

A tranquil countryside, this property offers the perfect blend of convenience and serenity. Spread across just under 5 acres, privacy is paramount here, with the added perks of mail postal delivery and a school bus route passing by the gate. Situated a mere 20 minutes from the bustling CBDs of Kingaroy and Nanango, residents can enjoy easy access to a range of amenities, including popular retail stores like Bunnings, Harvey Norman, Big W, Woolworths, and Aldi, along with a selection of private and public schools. Nature enthusiasts will appreciate the proximity to Bunya Mountains National Park, just 24 kilometres away. The property itself boasts two insulated shed living areas connected by a covered entertaining space, ideal for hosting gatherings year-round. Additional amenities include a smaller shed with a shower and toilet linked to the entertainment area, as well as on-site mains power and NBN satellite connectivity. Inside, comfort is key, with large windows flooding the main living and kitchen area with natural light. Stay cozy year-round with large reverse cycle air conditioning units and fireplaces in both the living area and bedroom. Green thumbs will delight in the 12m x 15m overhead sprinkler irrigated greenhouse, while water needs are met by a potable bore and rainwater tanks equipped with Davey pumps. For added peace of mind, a 3-stage UV filtration system is available for installation. The property is fully fenced, with three spacious paddocks perfect for horses, along with a 40m x 20m orchard boasting 20 mature fruit trees and an enclosed chicken house ready for free-range living. A good-sized dam and seasonal creek add to the charm of this rural retreat. Recent upgrades include a rock driveway, ensuring smooth access year-round. For those interested, additional items such as a ride-on mower, yard maintenance equipment, a Marino Ram, and even the option to purchase fully furnished are available, making this property truly turnkey for its next lucky owner. (this property is approved as a shed only and will be sold this way)