

36 Lloyd Jones Road, Rosedale, Qld 4674



Lifestyle For Sale

Tuesday, 30 April 2024

36 Lloyd Jones Road, Rosedale, Qld 4674

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: Lifestyle



Sue Robertson

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\$420,000

Backing onto a beautiful small creek, these 5 acres (2.1ha) have a 2 bedroom brick veneer home & double garage and is only 2km from facilities in the friendly township of Rosedale and 1.2km from a pre-school to grade 12 state school with kindy. Power is connected and the home has an open plan kitchen and dining room. The lounge has air-conditioning and the kitchen is "as new" with a walk in pantry, electric cooktop & oven. Both bedrooms are a good size and the large bathroom has both a bath & shower and incorporates the toilet. Comfortable as is, all the house needs to finish it off is flooring. Total rainwater collection is approx. 14,000 gallons and hot water is electric. There is a verandah off one end of the home which overlooks the rear of the property and off the other end is a donga which is currently being used for storage but could easily be turned into a third bedroom. Close by is a lockable powered double garage and a couple of garden sheds. Ranging between approx. 25m & 33m above sea level, the block is fully fenced with the house yard & driveway fenced separately. There is a dam and part of the back boundary backs onto Bottle Creek which is beautiful with a sandy/pebbly bottom. Kids or grandkids would love it. You can pump out of the creek for stock or domestic use. Being zoned white means the block can be cleared of vegetation as you wish. Most of it is fairly cleared with a large open area (great for camping) down near the creek. For those who love fishing & boating, approx. 16km will put you on a good concrete boat ramp on tidal Baffle Creek (see photo included) which is well known for great fishing, crabbing & prawns. Besides the school, Rosedale offers a general store with fuel, a hotel, post office & hardware. Rates are approx. \$1,490 per year if paid on time. Rubbish bin collection is available and mail is held at the post office for pick up. Approx. distances: Rosedale 2km, Bundaberg 57km, Gladstone 126km, Agnes Water 54km. Copy and paste these co-ordinates 24 37 07.98 s 151 55 29.73 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.