

**360 Cross Road, Euleilah, Qld 4674**



**Sold Lifestyle**

Friday, 18 August 2023

360 Cross Road, Euleilah, Qld 4674

**Bathrooms: 1**

**Area: 17 m2**

**Type: Lifestyle**



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**\$400,000**

If you are looking for an exceptional block, this one is definitely worth a look. WI/WO A 20ft shipping container is included as is majority of furniture and near new quality white goods. Mains power is connected to the 17mx6m dwelling set on 44.2 acres (17.91 hectares). This large open plan home means you can set it up to suit your needs. A well-equipped kitchen with electric stove and oven with ample bench space for cooking. There's plenty of storage space in the massive 3.4m x 3m pantry room. Having security screens, one end of the home has a bathroom with toilet and washing machine. There are 5 whirlybirds in the roof, and 5 double glass sliding doors to catch the breeze and keep the home cool as well as providing lots of light and capturing the stunning views of the property. Hot water is gas and total rainwater collected is approximately 10,000 gallons. Zoned white meaning you can clear whatever vegetation you wish. The block is fully fenced and divided into 3 separate paddocks. Ranging approximately between 26m and 50m above sea level the block is undulating and the home paddocks have been selectively cleared. There's an abundance of grass for stock. There are firebreaks around the boundaries and the block has a small dam and seasonal creek. Having bitumen road frontage, the property is about 5 mins to facilities at Baffle Creek & close to beautiful quiet beaches & concrete boat ramps on tidal Baffle Creek or you can also go up to Agnes Water/1770 which would be approx. 1/2 hour. Children can catch the school bus out front for both primary & high school children. Mail is delivered 5 days a week and Coles will deliver to your door. Mobile reception is good as is TV reception. Baffle Creek facilities include a general store with fuel, hardware & fishing supplies, post office, bar, bottle shop & takeaway. Approx. distances: Baffle Creek 9km, Agnes Water 44km, Bundaberg 86km, Gladstone 106km. Copy and paste these co-ordinates 24 28 45.83 s 151 50 22.23 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. Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :) 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.