

**385 Capricornia Drive, Deepwater, Qld 4674**



**Sold Lifestyle**

Friday, 27 October 2023

385 Capricornia Drive, Deepwater, Qld 4674

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 18 m2**

**Type: Lifestyle**



Sue Robertson  
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**\$350,000**

Making it easy for you to come and stay, these 44 acres (18.12ha) have a powered week-ender with all the conveniences you need. Power is connected to the dwelling which is open plan with a good-sized verandah across the front. Inside has a lounge with pot belly fireplace, bathroom facilities and kitchen with gas cooking. Windows and doors are screened and the living area is air conditioned. Hot water is electric and total rainwater collection is approx. 6,000 gallons. Set amongst established gardens with large rocks being a feature, close by is large open shed giving shelter to a 20ft and 40ft container both of which are included in the sale. Beneath this roof is a carport and undercover storage areas. Ranging between approx. 20m & 32m above sea level, the house yard is fenced as are the two side boundaries. There are tracks through the block and down one side boundary, but they will need reopening. Central to two beautiful beaches; Wreck Rock in the Deepwater National Park and Rules Beach and 2 concrete boat ramps on tidal Baffle Creek and a boat ramp on tidal Deepwater Creek. Many locals use the 4WD track through the Deepwater National Park to access facilities at Agnes Water/1770. It is a beautiful drive and you can access two other beaches besides the ones mentioned above. If you decided to move and live here, the school bus is available for both primary & high school children. Rates are approx. \$1,142.00 per annum and mail can be delivered 5 days a week. Telstra mobile reception is good. Baffle Creek facilities include a general store with fuel, hardware & fishing supplies, post office, takeaway, bar and bottle shop. Approx. distances: Baffle Creek facilities 19km, Bundaberg 105km, Agnes Water 72km, Gladstone 134km. Deepwater National Park is only 10 mins up the road and a boat ramp on Deepwater Creek which takes you down to the Broadwater is 8km. Copy and paste these co-ordinates 24 25 38.96 s 151 55 39.82 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.