

**388 Mineral Road, Rosedale, Qld 4674**



**Sold Lifestyle**

Monday, 28 August 2023

388 Mineral Road, Rosedale, Qld 4674

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 52 m2**

**Type: Lifestyle**



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**\$565,000**

Tucked approx. 1km in from the road on 128 acres (52ha) ensuring peace & privacy, this 2 brm council approved home is beautifully presented and sure to please. Close by is a powered shed with bathroom facilities. If you are into target practice, there is a shooting range set up to 500m. Having a verandah front and back, the home is lovely and very comfortable. Mains power is connected and the kitchen has a 5 burner gas cooktop with electric oven, a dishwasher & large pantry. Open plan design, the lounge and dining room area is roomy. Fans throughout with reverse cycle air conditioning in the living area, the main bedroom is large with built-in wardrobes. A queen-sized bed will fit in the second bedroom which also has built-in wardrobes. The bathroom & toilet are separate and the laundry is housed outside. Hot water is electric and total rainwater collection is approx. 10,000 gallons. Handy to the home is a 6m x 6m (approx.) carport from where you can walk or drive into the adjoining 6m x 9m (approx.) powered shed which is lockable with a roller door & pa door. The toilet and bathroom are located off one end of the shed and there is a sink inside the shed. Hot water for the shed is supplied by a gas hot water system. It is very easy to show you around the block with plenty of tracks taking you around boundaries and down to the two dams. One of these has a bore nearby upon which, the owners have set up a solar pump which trickles water into a spa on the edge of the dam. On hot days it would be lovely to sit in the spa overlooking the dam. Tracks also take you to a couple of seasonal creeks - one of which is quite tropical and would have permanent waterholes provided we get our normal rainfalls. Ranging between approx. 65m & 90m above sea level, the boundaries are fenced but not having held stock for many years, they do need attention in certain areas. For those of you who like to shoot occasionally, there is a caravan set up, in which you can sit and practice shooting at either 200m, 300m, 400m, 500m in one direction or 200 in the other direction. A concrete boat ramp on Ferry Road is only approx. 24km from the block, so for those of you who enjoy throwing in a line, a tidal waterway is not far. Bitumen road to within 3.8km of the block, mail is delivered 5 days a week and the school bus stops out front. Rates are approx. \$1,283 per year. Rosedale has a general store with fuel, hardware, post office, hotel, mechanic and pre-school to Grade 12 school. They also have a kindy. Approx. distances: Rosedale 8km, Bundaberg 66km, Agnes Water 71km, Gladstone 135km. Copy and paste these co-ordinates 24 41 02.66 s 151 53 50.12 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.