

409 Arborten Road, Glenwood, Qld 4570



House For Sale

Saturday, 2 March 2024

409 Arborten Road, Glenwood, Qld 4570

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 6010 m2

Type: House



Dallas La Bertaudiere

offers over \$699,000

An extraordinary property offering an array of features that will please everyone. Tranquil mornings and lazy afternoons, with coffee or wine; spent on the sprawling hardwood deck beckoning you to enjoy the natural beauty of the gardens and dam. Beautifully presented 3-bedroom, steel framed brick home. Modern designed interior with a neutral colour scheme, this home is approximately 7 years old. Built on an elevated position on a 6010m² / 1.48 acres block to maximize the bush land sanctuary. American barn inspired shed, 7.5 x 11m and high clearance. Insulated roof, power, air conditioning and a mezzanine floor. One-bedroom powered cabin/trailer with kitchenette, full covered deck overlooking the dam. Features of home:

- Master bedroom with ensuite, air conditioning, walk-in robe, tv connection & carpeted flooring
- Additional two bedrooms with built-ins, & carpeted flooring
- Single lock up garage is currently being used as a 4th bedroom internal access to the house.
- Music room; can be used as a gaming room, office, man/woman cave (maybe with a home bar)- endless potential.
- Tiled open plan dining, kitchen, & lounge room with air conditioner
- Kitchen has stone benchtops, island bench, dishwasher, electric ceramic cooktop & wall oven.
- Main bathroom with stone top vanity and separate shower & bath
- Security screens throughout & windows perfectly positioned for the natural light and fresh air.
- Single lockup garage with laundry two tv connections throughout the open plan living area allowing you to change the furniture positions of the lounge & dining areas.
- NBN connected.

Features of property:

- 1.5KW solar system with solar hot water
- Massive outdoor area featuring hardwood and natural stone flooring perfect for entertaining the family and friends.
- 2 x rainwater tanks (approx. 45,000L) dedicated to the house Additional 10,000L dedicated to the gardens and lawn.
- With an additional water tank near the one-bedroom cabin
- Lockable garden shed.
- Dual road entry to the property, concrete driveway to house and shed
- Three bay carport.
- Fully dog proof fencing.
- Easy to maintain gardens and land.
- Septic wastewater treatment system
- Mango, mulberry, peach, nectarine, lemon, avocado, banana, passionfruit, dragon fruit and macadamia trees
- Rates approx. \$1500 per year how good is that.

About Glenwood: Glenwood is 30 minutes from Gympie, 45 minutes to Maryborough and then 20 minutes to Hervey Bay. Sunshine Coast approximately 1 hour & 15 minutes away. Tin Can Bay 35 minutes away through the forestry. Glenwood is a small country community with local shops such as petrol station, general store, rural supplies, mechanic, and chemist. Convenience of the school bus stop out the front of the property. To arrange an inspection call Dallas 0424 335 262. Please do not enter the property without an Agent. Information Disclaimer: The information provided in relation to this property to the best of our knowledge and resources, the agent shall not be held accountable or responsible for its accuracy. All buyers should conduct their own independent research and consult professionals to conduct due diligence before purchasing this property. Under no circumstances are you allowed to enter the property without the agent. The agent reserves the right to properly qualify any potential buyers before an inspection and has the right to refuse any inspection without explanation. Animals are not allowed at inspections; this is to ensure the health and safety of the agent and the occupants of the property.