

**41 Arratta Road, Bowen, Qld 4805**



**House For Sale**

Saturday, 4 May 2024

41 Arratta Road, Bowen, Qld 4805

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 8 m2**

**Type: House**



Peter Lawton  
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**\$879,000**

Nestled on a sprawling 20 acres against the peaceful backdrop of Mt Pring in the distance, this 4 bedroom, 2 bathroom homestead invites you to embrace the tranquility of sought after rural living. Moreover, this property offers the potential for generating income allowing you to enjoy the best of both worlds – country living AND financial gain. Located approximately 15 minutes from Bowen and award-winning beaches, this home is situated in the heart of the Bowen horticulture region and includes approx. 1000 mature mango trees plus all the machinery to equip you for farm life. Features include - \* Home is fully air-conditioned for year-round comfort. \* Beautiful, spacious modern kitchen built for function and flexibility with an abundance of storage space plus island bench perfect for a casual eat-in spot \* Separate living room, providing ample space for relaxation and entertainment \* Another bright, generous sized lounge /rumpus room, large enough for family and friends to gather \* Elevated ceilings add to the sense of openness and airiness throughout the home. \* Main bedroom with convenient ensuite and walk-in robe \* Bedrooms equipped with built-in robes and verandah access, allowing for seamless indoor-outdoor living. \* 15m x 25m wide verandahs on western and northern side of home \* Extra shower cubicle in outdoor laundry \* 2-bay carport offers convenient parking and storage space. \* Versatile 4-bay shed features 2 roller doors and 2 car spaces on one side, while the other side can be cleverly converted into a comfortable 2-bedroom living space. \* Garden shed plus 15m x 10m machinery shed with machinery inclusions (list available on request) plus adjacent storage container \* 15 megalitre water licence \* 5 KVA Solar System More than just peaceful rural living, this property presents a chance to bolster your income plus still enjoy a comfortable lifestyle. Properties like this are hard to come by and with valuable machinery included in the price, it is certainly an option you should consider. Call us to arrange an inspection to see for yourself what it has to offer. (List of machinery available on request)