

**447A Moolboolaman Road, Moolboolaman, Qld
4671**



House For Sale

Monday, 27 May 2024

447A Moolboolaman Road, Moolboolaman, Qld 4671

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 10 m2

Type: House



Kelly Weller

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\$539,000

Welcome to your dream retreat! Nestled on a sprawling 24.96-acre estate, this charming 3-bedroom cottage offers the ultimate in privacy and tranquility. Perfect for downsizers or small families, this peaceful haven is a sanctuary away from the hustle and bustle of city life. Imagine waking up to the serene sounds of nature, knowing your property is flood-free and fully fenced for added security and peace of mind. The estate boasts two large dams equipped with a pump, ensuring a reliable water supply for the established gardens. With two rainwater tanks dedicated to garden use, maintaining your outdoor paradise is a breeze. The seasonal "Oak Creek" graces the front boundary, adding to the picturesque landscape. For those with a penchant for projects or extra storage needs, the property features a double carport and two substantial sheds. The 4m x 7.5m high clearance shed comes complete with a car hoist, making it ideal for car enthusiasts or hobbyists. Additionally, a 6m x 6m shed provides ample space for all your storage requirements, alongside two garden sheds for your outdoor tools and equipment. Step inside to discover a lovingly maintained Hardiplank home with an airconditioned open-plan living, kitchen and dining area that creates a spacious and inviting atmosphere, and with direct access to the side deck, outdoor dining is a delight. This property is not just a home; it's a lifestyle. With its unparalleled privacy, stunning natural surroundings, and a wealth of features designed for comfortable living, this cottage is a rare find.

At A Glance Property- 24.96 Acres- Flood Free- Boundary Fenced- 2 x Large Dams with Pump- 2 x Rainwater Tanks for Dam Water to Use on Gardens- Seasonal "Oak Creek" on Front Boundary- Double Carport- 4m x 7.5m High Clearance Shed with Concrete Floor, Power, Lights, Whirly Bird & Car Hoist- 6m x 6m Shed with Concrete Floor- 2 x Garden Sheds- Paved Outdoor Entertaining Area- Established Gardens Home- Charming 3 Bedroom Hardiplank Home- Recently Painted Interior & Exterior- Airconditioned Open Plan Living, Kitchen & Dining- Spacious Kitchen/Dining Space with Electric Stove/Oven and Direct Access to the Side Deck- Airconditioned Main Bedroom with Built in Robes- 2 Additional Good-Sized Bedrooms/Office Space- Bathroom Features a Beautiful Timber Benchtop Vanity & Shower- Separate Toilet- Internal Laundry- Deck at the Side of the Home looking over the Gardens- Small Patio at the Front of the Home- 6.5kw Solar System- Generator Ready and connected to a 7KVA Generator in the Shed- 2 x 22,500L Rainwater connected to the Home- Compliant Smoke Alarms Installed

Additional Information- Rates approx. \$650.00 per half year- Mail Delivery- Septic- Satellite NBN Available- School Bus Stop Nearby- Zoned Rural Residential- 14 mins to Gin Gin (15km)- 50 mins to Bundaberg Airport (66km)- 44 mins to Childers (60km) To book your private inspection, contact Kelly on 0413 445 101 today.* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. *