

**46 Baileys Lane, Valentine Plains, Qld 4715**



**Sold House**

Sunday, 20 August 2023

46 Baileys Lane, Valentine Plains, Qld 4715

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 8125 m2**

**Type: House**

## Contact agent

The typical homeowner's dream is to be soaking up nature on a couple of acres of land, just a short drive from town. This property offers all this and more. With 8125 sqm\* of flood free land, you will have nature right on your doorstep. The allotment features an entirely fenced backyard, operating bore and 3 x large capacity rainwater tanks. There is plenty of space between you and the neighbours. Nothing but farmland in front of you and behind you, only the local Golf Course. The home is low set with an air-conditioned open plan living, dining and kitchen. The kitchen is conveniently located to allow access and communication to all the living areas of the home as well as views across the backyard. Of rustic design, it features a ceramic cooktop, rangehood, large island bench/breakfast bar, walk-in pantry, plenty of storage and a large fridge space. The airconditioned master bedroom is generously sized with a large walk-in robe and ensuite. 3 remaining bedrooms, all with ceiling fans as well as a separate, air-conditioned home office, sees you not having to sacrifice one of your bedrooms to work space. To completely immerse yourself in nature, the full-length, undercover entertainment area allows unobstructed views across the back yard and provides more than enough space for guests, a billiard table and more. In addition to the two 3 x 3m\* lawn lockers, there is an impressive 8m x 12m\* powered shed for the boys and all their toys. • Flood free • Council rates - \$ 947.06 net /6 mths • Solar Panel installation • 6 min\* drive from CBD Private inspections available by appointment - Sharon Gallagher, Ray White Biloela. \*Approx