

**46 Martyn Road, Bauple, Qld 4650**

**Sold House**

Tuesday, 12 December 2023

46 Martyn Road, Bauple, Qld 4650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 7791 m2**

**Type: House**



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## Contact agent

As the interest rates rise, it's the perfect time to sell up in the suburban mad lands and move to the peaceful location of Bauple - still in close proximity to the Sunshine Coast and the Fraser Coast but you can buy at half the price! This near new cozy home set on a whopping 7791m<sup>2</sup> of park like lands with a huge dam, fully fenced and a bore with quality water to keep your gardens lush and green, the vegetables patches healthy and fruit trees full. The property has multiple water stations at hand and offers complete privacy and an abundance of wildlife to admire day in and day out. The property has a 6mx6m shed with 3m patio plus 3m awning is ideal for car accommodation and for the gentlemen of the house to set up his work shop. There is a 3mx3m shed for the garden tools and for additional car accommodation a shade shed. The shed is equipped for generator back up to the main house in times of power outages. The home is well positioned to take advantage from the front full length veranda and enjoy those afternoon drinks whilst the sun settles past the tree line and enjoying the sounds of the birds settling in for the evening. As new, the home is steel frame construction with open plan living/dining/kitchen. The kitchen has a good size pantry, plenty of storage, electric cook top and oven with range hood. All finished in a high gloss coating. The bathroom is modern with plenty of natural light and tasteful décor. The home is equipped with a laundry nook and storage and separate water closet. Bedroom 1 is large in size with ceiling fans and robe. Bedroom two is large enough for the larger bedroom furniture and bedroom three ideal as a single bedroom or office. Other features include: \* Header tank to shed \* 2 x 5000gl water tanks to the main house. \* 2 x 3000gl water tanks to the shed. \* House is fully insulated wall and ceiling including the veranda. \* Solar hot water with electric booster. \* No shortage of water with large dam and bore. If you are ready to make the financial change to freedom, give us a call today. Karen (0439 767 828) or Tim (0436 005 293) N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time. DISCLAIMER: " Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".