

# 470 Cedars Road, South Kolan, Qld 4670



## House For Sale

Friday, 3 May 2024

470 Cedars Road, South Kolan, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 10 m2**

**Type: House**



Nathan Thwaite

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## Expressions of Interest

Step into rural luxury with this amazing 25-acre estate nestled in your own picturesque paradise. Surrounded by wide-open fields, this property has everything you need for a fantastic country lifestyle. It's only 20 minutes' drive to Bundaberg, close to everything, but far enough away from the hustle and bustle. This home was built in 2004 and the owners have used materials from the local sawmill with stunning blackbutt timber floors and hand milled ironbark used throughout the whole home. One must see to truly appreciate the workmanship and the beauty it exudes. The Home 4 large bedrooms with BIR, ceiling fans and 3 with air conditioning, WIR to main. 2 Bathrooms including expansive ensuite to main. 3-metre-wide undercover veranda surrounding the home allowing you to take full advantage of the surrounds in all weather conditions. Attached double garage is fully tiled and is currently being used as the 5th bedroom. Massive kitchen with 900 wide gas cooktop, electric oven and dishwasher. Open plan kitchen, dining and lounge area with fireplace, so much room for the family to gather and take in the peaceful surrounds. Blackbutt timber floors throughout. 2 x 5000 gal water tanks. Equestrian/Surrounds 20m diameter ironbark round yard arena professional built with drainage. 10m x 18m x 4m high clearance shed. 9m x 6m shed. 3.5m x 3.5m enclosed tack room. Undercover washdown bay 3 x Ironbark 3.6m x 3.6m x 3m high stables with lights and timers. 4 main paddocks, full fenced with 6x2 ironbark, 3 of the paddocks have the dam running through them and the 4th paddock has a trough setup. 3 holding paddocks all with shelters and lights. 2 dams with pump all setup to supply the land. 1 x 5000g water tank. At a glance: - 4 bedrooms, 2 bathrooms, with ensuite to main - Spectacular views from every room - Suitable to anyone with horses or stud - Air conditioning, built ins and fans throughout - Large living and dining area - Water tanks, undercover wash down bay - 3 timber stables - Numerous sheds, dams - 20 metre diameter round yard arena - Holding paddocks and shelters - Too many features to list Distance to: Bundaberg Airport: 21km South Kolan Hotel: 5km Bundaberg CBD: 24km Base Hospital: 24km Hinkler Shopping Centre: 28km Stockland Plaza: 20km This is truly a unique opportunity to acquire an equine property that will impress the astute buyers that can recognise the value of improvements. For more information or to arrange your private viewing, call, text or email Exclusive Agent Nathan Thwaite on 0438 541 669.