

**4703 Lowmead Road, Berajondo, Qld 4674**



**Lifestyle For Sale**

Thursday, 13 June 2024

4703 Lowmead Road, Berajondo, Qld 4674

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1765 m2**

**Type: Lifestyle**



Sue Robertson  
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**\$350,000**

Beautifully presented, this council approved 1 bedroom home plus study is on 1,765m<sup>2</sup> (almost 1/2 acre) & has a double carport and a 20ft shipping container included in the sale. Surrounded by 137 acres which gives you attractive views and privacy, the home presents nicely and has insulation in both the walls and ceilings. Polished hardwood floors and exposed beams throughout are a feature. The kitchen, dining & lounge are open plan design with the kitchen being modern with a dishwasher, walk in pantry and plenty of cupboards & drawers. Cooking is done on a gas cooktop & electric oven. The bedroom has a built-in wardrobe and there is a good sized study/storage room. Incorporating the toilet, the bathroom has a large shower. All rooms have fans and the laundry is housed out on the verandah in a lockable room. Hot water is gas and total rainwater collection is approx. 10,000 gallons. Most Queenslanders spend lots of time on the verandah and this house has wide verandahs on two sides of the home where you can sit and overlook undulating grazing land - perfect!! Close to the home is a double carport and the 20ft shipping container is used for storage. The block ranges between approx. 31m & 32m above sea level and is fenced. Having bitumen road frontage and being on the main road from Bundaberg to Agnes Water & Miriam Vale, anyone looking for great exposure will be hard pressed to beat this. For those of you who love fishing, it is an easy drive to a choice of boat ramps, the closest access to Baffle Creek is approx. 2.6km at Essendean Bridge. Approx. 14km will put you at Walkers Crossing. Both of these areas are a lovely area to have a swim or throw in a line. You can fish off the banks of Euleilah Creek at Horseshoe Bend (approx. 19km) or put the tinny in at either Ferry Road or Boat Ramp Road - both under approx. 25km. Rosedale has a kindy and preschool to grade 12 state school, a general store with fuel, hardware, post office & hotel. Mail is delivered 5 days a week and the home has rubbish bin collection. Children can be picked up out front for both primary & high school and rates are approx. \$1,568 per year. Coles will deliver groceries to your door. Approx. distances: Rosedale 7km, Bundaberg 65km, Baffle Creek 22km, Agnes Water 56km, Gladstone 120km. Copy and paste these co-ordinates 24 37 01.96 s 151 50 51.94 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :) Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.