

# 52481 Burnett Hwy, Bouldercombe, Qld 4702

## Lifestyle For Sale

Monday, 3 June 2024



52481 Burnett Hwy, Bouldercombe, Qld 4702

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1 m2**

**Type: Lifestyle**



Alan Cornick



Leonie Wheeler  
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**\$585,000**

Discover the perfect blend of comfort and nature with this beautifully designed and meticulously built 3-bedroom brick home on approx. 3.7 acres (1.5 ha). Nestled amidst lush gardens and natural forest trees, this property benefits from an excellent bore, ensuring abundant water supply for both home and garden. Ideal for families, retirees, or anyone looking to escape the hustle and bustle of town life, this home offers the tranquility of small acreage living with convenient access to schools and shops. The long frontage of the property to the Burnett Highway provides ample room for vehicle parking for a small business wishing to take advantage of the highway exposure. Features: Colonial Style Front Patio: The inviting full front Colonial-style patio with a single carport enhances the home's delightful street appeal. Natural Beauty: A small dam on the property attracts an array of bird life and other wildlife, perfect for nature enthusiasts. Spacious Bedrooms: All three bedrooms are built-in, with the main bedroom featuring air conditioning for added comfort. Modern Kitchen: The near-new kitchen boasts deep sliding drawers, an in-bench oven, and a white stone deep double bowl sink, seamlessly integrating into the open plan living and dining area. A split air-conditioner keeps the kitchen, living and dining area cool on those extra hot days. Light and Airy Living Spaces: High sloping ceilings and large windows allow for plenty of natural light and cool breezes throughout the home. Stylish Bathroom: The fresh and modern bathroom features a separate shower and bath, with ceramic wall tiles extending to the ceiling. Ample Storage: Additional storage is provided by matching colonial doors in the hallway and in the functional internal laundry. Rear Patio/Sunroom: Enjoy the enclosed rear patio/sunroom, perfect for soaking up the morning sunshine with your coffee or unwinding in the evening with a drink. Water Supply: The excellent bore and rainwater tanks ensure a reliable water supply for the household. Powered Shed and Carport: A spacious powered 3-bay shed with a skillion front awning and an adjacent double carport offer ample storage and workspace. Location: Proximity to Amenities: Opposite the Bouldercombe Sport & Recreational Complex, The Pony Club grounds and Rural Fire Brigade. Two minutes to the local shop and service station. Just 24 km (20 minutes) to Rockhampton City. Convenient for Schooling: Only 2 minutes to Bouldercombe State School, 11 km to Mount Morgan High School, with buses available for Rockhampton high schools. Based on location, presentation and function, this property is not expected to be on the market long at only \$585,000. Phone Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection. DISCLAIMER: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Property Code: 1167