

**58 Dales Road, Kobble Creek, Qld 4520**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 16**

**Area: 3 m2**

**Type: House**

**\$1,330,000**

Offered for the first time in 20 years, this much admired park-like acreage offers an unrivalled business and lifestyle package. 8 useable acres, a traditional replica Queenslander, alluvial, fertile soil, virtually unlimited water supply, 100 metres of absolute creek frontage. The main residence, boasting 9 foot ceilings and polished Tasmanian Oak flooring, open plan family / meals area with air-conditioning and ceiling fans, combustion fire-place, flowing onto a huge, entertainment sized deck embracing the superb north-easterly aspect, views over the entire rear paddocks and landmark fig tree. Well-appointed kitchen with upgraded appliances including a pyrolytic oven & stainless steel dishwasher. 3 spacious bedrooms, all with ceiling fans and built in robes, 2 way main bathroom with shower and bath, separate vanity basin and separate toilet. Adjoining the deck, an additional 4th bedroom and 2nd bathroom, purpose built for a growing family, also embraces the superb views and adjoins the deck. Purpose built for light industry or numerous work from home businesses, the well-equipped 170m<sup>2</sup> workshop with concrete flooring and 3 phase power, numerous 10 amp power points, 1 x 15 amp power point, 1 x 20 amp 3 phase power point, overhead crane, 3 x 3 phase 20 amp circuits, 9.6 m<sup>2</sup> storage rack, 66m<sup>2</sup> under cover caravan / truck parking. Directly adjoining, a self-contained shed / granny flat with air-conditioning, kitchen & bathroom, plus two additional rooms, suitable as bedrooms or a home office. 3.23 hectares of ex-dairy land is the perfect setting for horses, cattle or a market garden. With quality split-post and star picket fencing, cattle yards including a race and loading ramp, stock water to both paddocks and site for an arena. A small fruit orchard, consisting of 2 mango trees, lychee and star fruit, pomegranate and custard apple. 70,000 litres of water storage for domestic use, 6,000 litres of water storage from the creek supply, solar hot water and 5 kilo watt solar system. Hurry, opportunities on this scale are in scarce supply