

# 59 Royans Road, Maroondan, Qld 4671

## Sold House

Monday, 4 September 2023

59 Royans Road, Maroondan, Qld 4671

Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 21 m2

Type: House



Hadleigh Garnham  
0406204930

**\$822,500**

Located in the peaceful area of Maroondan, just a short 35-minute drive from Bundaberg, this remarkable property offers a unique blend of tranquillity, local history, and the perfect rural lifestyle. Nestled on 52 expansive acres, this property presents an incredible opportunity for those seeking a serene retreat away from the bustling city life. Steeped in local history, the home itself had served as the residence of the Mill Manager for the renowned Bingera Sugar Mill many years ago. With a rich heritage and a story to tell, the house was relocated to its current position, where it continues to exude its timeless charm. As you step into this classic Queenslander home, you will be immediately captivated by its distinctive features. The traditional design showcases high ceilings, hoop pine timber floors, VJ walls, and oversized rooms, epitomizing the character and allure of a quintessential Queenslander. The house seamlessly blends old-world charm with modern amenities, providing the best of both worlds. The property offers an idyllic setting for horse lovers and those seeking a rural lifestyle. With a sprawling 52 acres at your disposal with plenty of infrastructure in place listed below to keep your horses happy along with yourself, plus there is ample space for horses to roam, graze, and enjoy the freedom of the open countryside. Imagine waking up to the gentle sounds of nature, enjoying breath taking sunsets, and exploring the vast expanse of your own private oasis. Beyond the historical residence, the property boasts a variety of features that make it truly exceptional. Rolling green paddocks, mature trees, and well-maintained gardens create a picturesque landscape that invites you to relax and unwind. Whether you choose to indulge in peaceful strolls, host gatherings with family and friends, or simply revel in the serenity of nature, this lifestyle acreage provides the perfect backdrop for your dreams to flourish. Despite its rural seclusion, the property remains conveniently close to Bundaberg, ensuring easy access to amenities, services, and entertainment options. The short 35-minute drive allows you to enjoy the best of both worlds - a tranquil country lifestyle without compromising on urban convenience. In summary, this lifestyle acreage on 52 acres offers a rare opportunity to own a piece of local history while embracing the charm and tranquillity of rural living. With its rich heritage, timeless architecture, and proximity to Bundaberg, this property is a true gem waiting to be discovered. Don't miss your chance to make this fantastic lifestyle acreage your own and create a lifetime of cherished memories. Contact exclusive list agent Rob Prendergast, 0412 511 220 today for a viewing and experience the allure of this exceptional property first hand!

**At A Glance** Queenslander Charm with Casement Windows, Double Hung Windows, French Doors throughout the home. A combination of solid timber, slated and carpeted flooring throughout. Modern Kitchen with Breakfast Bar, Electric Upright Stove, Walk in Pantry. Meals Room adjoining the Kitchen plus Large Formal Dining with Wood Fireplace. Split system air-conditioning Central Lounge Room direct access onto the Veranda. Wall air-conditioned Master Bedroom with Ceiling Fan & Built in Robe. 3 Large Bedrooms all open onto the Veranda. Practical size Office could be adapted to accommodate Ensuite or Walk in Robe to Master Bedroom. Family Bathroom, Shower, Bathtub & Vanity with 2 Way Access. Separate Toilet & Internal Laundry. Enclosed (Fly Mesh) Veranda at Front of Home. Sprawling 52 acres at your disposal - Flood Free Screened Windows Throughout Solar Panel System - 20 Panels 1 x 5,000 Gallon & 1 x 3,000 Gallon Rainwater Tank on the House Powered 12m x 9m Shed with 3 Roller Doors, 1 with remote access. 1 x 5,000 Gallon & 1 x 3,000 Gallon Rainwater Tank on the Shed 3 Dams, 1 with Solar Powered Pump and 1 with a Firefighter Pump 2" Mains from the Dam to the House then into 1.5" around the Home. Established Gardens including Fully Irrigated House Yard. Dog Enclosure, Bird Aviaries & Pig Enclosure with Automatic Water Trough Powered 12m x 6m Float Shed 20m x 60m Grass Arena 5 Stables with Automatic Water Troughs, Day Yards & 2 Stables with Lights Sand Round Yard consisting of 23 Panels. 10 Large Horse Paddocks with Automatic Water Troughs or Access to a Dam 4 Small Horse Paddocks with Automatic Water Troughs or Access to a Dam All Paddocks run off a Central Lane Way Wash Bay plus Vet Crush x 220ft Shipping Container used as a Tack Room Rates Approx. \$900.00 per half year 10 mins to Gin Gin (10km) - 35 mins to Bundaberg Airport (45km)