

61 Emu Parade, Barmaryee, Qld 4703

House For Sale

Monday, 30 October 2023

THE AGENCY

61 Emu Parade, Barmaryee, Qld 4703

Bedrooms: 5

Bathrooms: 3

Parkings: 10

Area: 1 m2

Type: House



Anna McPherson
0437217701

EOI Closing 28/11/23 @ 12 noon

What would you pay for a property that has it all and is only 5km's to the Yeppoon beach? Sprawling over 3 ¼ acres of manicured lifestyle land, the generous well-built home and 27m, high clearance shed with 3 phase power are just the tip of the ice-berg. With nothing left to be desired, you will fall in love with the space, privacy, and entertaining options on offer. You must inspect to truly appreciate the grandeur and expanse on offer at this unique and much-loved residence. Features include but are not limited to:- 4 bedrooms all with built in robes and air-conditioning, the generous master includes plantation shutters, bay window, bespoke cabinetry and walk through robe - Spacious office, with built in desk and ample storage - 2 bathrooms, one ensuited off the master, the traditional main includes separate toilet - Huge galley style kitchen with ample storage, quality electric appliances and servery - Open plan dining flowing on from the kitchen with raked ceilings throughout - Large, separate lounge/sitting room with bay window and dual access- Multi-purpose room with a fireplace and direct access to the outdoor BBQ area - Internal laundry with additional storage and direct access to the outdoors - Front veranda, running the length of the home- the perfect place to enjoy your morning coffee and watch the native birds - Multiple entertaining options including back patio with built in BBQ- Private gazebo that overlooks and connects effortlessly to the elevated pool area with 8.2 x 4m self-cleaning pool - 27 x 9.6m shed with 6 x high clearance roller doors and 3 phase power - 13 x 3m shed/workshop space and additional carport/patio area - Additional free standing dwelling includes separate bedroom, bathroom, inbuilt kitchenette and 12m patio- perfect for dual living, a home office or teenager's retreat - Low maintenance, manicured gardens with established fruit trees- Rain filled dam with tranquil outlook- pump connected to various taps around the property - On town water with additional 5000L rain water tank- Fully fenced, 13,100m² allotment with electric gate access and circular driveway - Superb, private location only 7 minutes to the Yeppoon CBD precinct and esplanadePlease note: Due to the unique nature of this property, it is being marketed without a price. The Expression of Interest campaign closes Tuesday 28th November at 12noon however the owner/s reserve the right to accept an offer at any time.