

622 Ganthorpe Road, Coochin, Qld 4310

House For Sale

Thursday, 16 May 2024

STRUD

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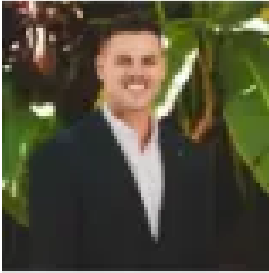
Bedrooms: 3

Bathrooms: 2

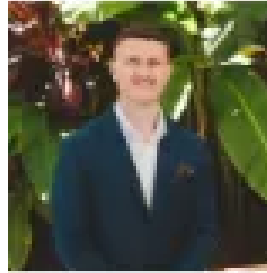
Parkings: 9

Area: 9 m2

Type: House



Jesse Patrick
0416929659



Liam Wolff
0478419081

FOR SALE

Presenting the epitome of tranquillity in the heart of Coochin, this charming family home finds itself nestled among the picture-perfect backdrop of the Great Dividing Range. Blending rural comfort with modern convenience, this stunning home presents itself to the market for the very first time, eagerly awaiting its new participants. Featuring three bedrooms and two bathrooms, alongside two large sheds, this property provides ample space and functionality for a comfortable lifestyle. Indoors, you'll find a delightful fusion of style and practicality. The house is fully air-conditioned with four split systems, ensuring year-round comfort for all occupants. Wide Doors and open bathrooms have been included to cater for wheel chair accessibility. Ramps to the house could easily be added in the future for full wheelchair accessibility. The open-plan layout seamlessly connects living spaces, offering a welcoming ambiance for daily living and entertaining. To the rear, a large deck is complimented by postcard mountain views, providing a stunning backdrop for all occasions. Currently hosting an 8-seater dining table, the rear deck is fully screened, keeping you from outdoor insects and weather.

Presenting both aesthetic appeal and practical resources for housing livestock, the rear paddock is fully fenced boasting 2 large dams. Meticulously designed for beauty and functionality, gardens throughout the main houseyard have been strategically placed and nurtured to direct rainwater and prevent erosion. A large array of pines further creates a barrier from the sun and westerly winds. Fruit trees and vegetable gardens are scattered all over the property, providing nutritional sustenance all year round. Additionally, the property is equipped with a 6.5kW solar system, featuring a 5kW inverter and a 14kWh Tesla Powerwall 2 battery, ensuring energy efficiency and sustainability. The bore also boasts two takeoffs and a solar-powered submersible pump, adding to the property's self-sufficiency. In terms of connectivity, residents can enjoy Optus mobile coverage, satellite NBN, and a Starlink dish for full internet, mobile, and TV requirements. Highlights of This Home: • Master bedroom + Ensuite & WIR • 3 Bedrooms + BIR • Open Plan Kitchen & Dining • Well Appointed Kitchen + Stone Bench-tops • Large Walk-in Pantry • Reverse Cycle Air-conditioning • 2 Dams • 150,000L of Water storage • 11.5m Bore with 2 x Takeoffs and Configured for Solar Powered Submersible Pump • Rear Deck + Picturesque Views • 6.5kW Solar System + 5kW Inverter • 14kWh Tesla Powerwall 2 Battery • 6 Bay Shed To The Front • 4 Bay Shed To The Rear • 23 Acres of Pure Bliss Location: • 5 minute drive to Mount Alford State School • 5 minute drive to Scenic Rim Brewery & Mount Alford Hotel. • 10 minute drive to Boonah Township • 10 minute drive to Moogerah and Maroon Dams • 12 minute drive to Boonah State High School • 12 minute drive to Boonah Bowls Club Don't miss out on the chance to experience rural living at its finest. Your new adventure begins here! Disclaimer: STRUD Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.