

63 Pratts Road, Calen, Qld 4798

Lifestyle For Sale

Tuesday, 12 March 2024



63 Pratts Road, Calen, Qld 4798

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: Lifestyle



Caroline Wood

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Auction

GRAND HOME ON 3 PICTURESQUE ACRES, 2 SHEDS WITH 3-PHASE POWER, WATER SECURITY, DUAL-LIVING POTENTIAL...Whether it's space for the kids to play, a work-from-home option or you're just looking for a tranquil lifestyle property, this could be the answer. A grand old dame, very well maintained and with the versatility to suit many markets - don't miss the opportunity to make her yours! Sitting proudly in an elevated position on just over 3 acres of land with beautiful established shade trees and tropical gardens, the home itself encompasses an impressive 365sqm floor area over 2 levels. Upstairs offers a bright and airy open plan living and dining space with a beautiful bay window to maximise the natural light, flowing seamlessly from the spacious kitchen and onto a huge timber deck with unrivalled rural views. 2 generous sized bedrooms, both with built-ins and a 3rd bedroom/office with feature cabinetry and external door to the landing at the top of the stairs. Separate toilet from the family bathroom, with large walk-in shower and linen cupboard with a clothes chute to the laundry below. Downstairs (above legal height) lends itself to dual-living possibilities, including a queen-sized bedroom with built-ins, sitting room to the bottom of the internal stairs, and a massive open area that contains the makings of a kitchenette, and the second bathroom. The entire home is comfortably air-conditioned, but for the 3rd bedroom/office. The property has 2 sheds with individually metered 3-phase power to each. Handy to the house a 7.5m x 7.5m with remote-access roller door to one side and open bay to the other, with a rustic timber shade-house frame down the side that could be used to create a unique garden feature. The bottom shed is a monstrous 22m x 12.5m, high clearance drive-through with lock-up chemical/tool cages and a fuel stand adjacent. The approach to this shed is solid road-base, allowing all weather access for machinery and toys large and small. Water security is abundant here, with town water connected, large rainwater tank at the house and 2 bores - 1 capped at the bottom shed, 1 equipped which services the yard. Located just 12km to beautiful hidden gem St Helen's Beach, where you can launch for some of the region's best estuary fishing and crabbing, or head offshore to the reef or islands. A stone's throw from local Calen P-12 School, shops, pub, Ambulance and SES depot and St Helens Bowls Club, only 50kms to Mackay CBD to the south and 70kms to Proserpine in the north and beyond to Airlie Beach and the Whitsundays. Lifestyle acreage of this quality is a scarce and highly sought-after commodity in our market right now, don't miss the chance to make this property yours! Genuine offers will be considered prior to Auction at 2pm on Thursday 18th April at GCRE Office Boardroom, watch for open home times or contact Caroline for your private inspection.