

65 Bivouac Junction Road, Dotswood, Qld 4820



Sold Lifestyle

Tuesday, 6 February 2024

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Bedrooms: 5

Bathrooms: 2

Area: 20 m2

Type: Lifestyle



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Few property owners, within commuting distance (20km) of Charters Towers, have the privilege of immediate Burdekin River frontage. This is an opportunity not to be missed. Enjoy the luxury rural lifestyle you've always dreamed of ...'Riverbend Park' is an excellent property with an large beautiful two story home and a large house yard set on 51 acres of Burdekin River frontage. Location: Situated just north of the Flinders Highway and the Macrossan Bridge over the Burdekin River, 'Riverbend Park' is approximately 24km east of Charters Towers and 115km west of Townsville. Area & Tenure : 20.73ha (51.22 acres) Freehold Services: Situated just 24km from the Charters Towers PO, the property accesses all the services of a regional town (population approx 9000 people). Schooling, both primary and secondary, are a feature of the Charters Towers community with the town boasting three Private Schools, the State High School and three State Primary Schools. Charters Towers is an historic city established in the gold rush of the 1880's and still services the large Mining and Grazing industries. Townsville is a vibrant city of approx 200,000 people with diverse industry and opportunity for employment, business and higher education. School bus: A school bus picks up daily from the highway turn off, approximately 3km from the homestead. Homestead, Granny Flat & Gardens: The 5-bedroom, two-storey, beautiful sandstone masonry block homestead has wonderful country views from both front and rear verandahs. Features of the 450sqm homestead include an open plan kitchen & dining area, 5 large bedrooms with built in cupboards, large office, ensuite and two bathrooms, air-conditioning & ceiling fans throughout. Also including a large downstairs entertainment room with a bar, kitchen, guest bedroom with its own shower and toilet. The house has a front verandah and a large deck out the back on the top floor. The lawn and garden area, is huge and features large established shade trees, numerous fruit trees and a large swimming pool. The homestead complex has a large colourbond shed and workshop (approx 13m x 8m) and additional covered vehicle parking. All is in well maintained condition. Adjoining the shed is a Granny flat (approx 11m x 8m) which is open plan with tiled floor, bathroom and air-conditioning. The homestead garden features an 'Enviroflow' sewerage waste system which converts all waste water from the homestead into reusable water suitable for garden usage. The system is automated and pumps the waste water onto selected garden beds and fruit trees. Lifestyle: Whether it's a quiet spot of fishing, canoeing or picnics from your private river frontage, entertaining friends at the spacious homestead and swimming pool or horse riding in bush surrounds, 'Riverbend Park' offers lifestyle opportunities enjoyed by few. Charters Towers is but a short commute for schooling, retail shopping and all your food needs while Townsville is approx 1hr drive and opens the door to one of the largest and fastest growing regional cities in Australia. 'Riverbend Park' is a pretty special location. Water: The obvious feature of 'Riverbend Park' is the Burdekin River frontage and the abundance of water. Water is drawn from the river via an electric 3-phase centrifical pump up to three 6000gal (28000lt) poly tanks at the homestead. The water used for domestic purposes, gardens and stock water troughs is then pumped via a small pressure pump. Riverbend Park also has a bore at the house that is currently used for the house water supply. The ability to irrigate (Water Allocation no.896AP14988) is a feature of the property. In earlier years, prior to the current owners, turf production formed part of the enterprise. This property has an allocation of 28 Megaliters of water per year. Country: The property enjoys both loamy river frontage soils and 'Goldfields' red and granite soils, is undulating but sloping toward the rivers edge and is lightly timbered with Bloodwood, Ironbark, Moreton Bay, Paperbark and pastured with Stylos, Buffel, Urachloa, Couch and native grasses. Fencing & Stock waters: The property has been fenced into 4 main paddocks plus the entrance laneway. Some fencing is 2 barb plus poly-covered plain top wire for horse compatibility and includes steel gates and steel gateway assemblies. Stock water is supplied via 3 round cement troughs. Disclaimer: The above report has been prepared by Slaney & Co based on information supplied by the property owner and other credible sources. Every endeavour has been made to verify its accuracy. Whilst we trust the information to be correct, we make no warranties or guarantees, and prospective purchasers must rely on their own enquiries & research. © Copyright Slaney & Co