

67 Moolboolaman Road, Moolboolaman, Qld 4671



Sold Acreage

Wednesday, 29 November 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 10 m2

Type: Acreage



Kelly Weller

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\$439,000

Located atop a rise on a picturesque 25 Acres sits this cute 2 Bedrooms Cottage. This home would be perfect for the First Home Buyer looking for an affordable entry level acreage property or someone looking to downsize to a low maintenance home with plenty of space for the pets. This property has plenty of water, always important when living in the country, with a Potable Bore, Dam as well as a Seasonal Creek that hold water well with regular rainfall. Adjacent to the cottage is a 7.5m x 4m Colourbond Shed. This space is currently used as an airconditioned additional living space but could possibly be used as a Granny Flat or converted back into Shed Space. At A Glance Cottage - Open Plan Kitchen/Living Opens onto the Veranda overlooking the Property - Kitchen features Electric Oven & Stove with Rangehood - 2 Good Size Bedrooms with Built in Robes - Laminate Planks Throughout - Bathroom includes a Shower over Bath, Toilet & Vanity - Veranda on the rear of the Home - Outdoor Entertaining Area with Laundry Space - Airconditioned 7.5m x 4m Shed currently used as Additional Living Space/Granny Flat with Laminate Plank Flooring throughout - Steel Stumps - Generator Ready - Gas Hot Water Property - 25.4 Acres - Fully Fenced with Goat/Dog Wire - 4 Small Paddocks with Goat Shelters - 2 Larger Paddocks - Dam - Seasonal "Pinnock Creek" runs through the rear of the Property - Bore with Potable Water - 2 x Rainwater Tanks for Rainwater with a Capacity of 50,500 Litres - 1 x 5,000 Litre Tank for Animal Water - Double Carport - Garden Shed - Small Storage Shed under House - Chicken House - Duck House - Children's Playground - Large Variety of Fruit Trees inc. Feijoa, Mandarin, Lemon, Mango, Mulberry, Avocado, Plum, Papaya, Grumichama & Banana Additional Information - Rates \$652.10 per half year - Daily Mail Service - Mobile Phone Service - Satellite NBN Available - School Bus Nearby - 12 mins to Gin Gin (17km) - 47 mins to Bundaberg Airport (68km) **Please note there are two additional water tanks and a solar system that is not included in the sale** To book your private inspection, contact Kelly today on 0413 445 101* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. *