

7 Bugdens Road, Yandaran, Qld 4673



Lifestyle For Sale

Tuesday, 21 May 2024

7 Bugdens Road, Yandaran, Qld 4673

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: Lifestyle



Sue Robertson

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\$780,000

One of the most beautifully presented properties on the market, these 5 acres (2ha) offer everything that you could possibly want; a lovely 4 bedroom, 2 bathroom home, great sheds, an inground pool, tennis court and enough land to have a horses or run small stock. Set amongst beautiful established gardens, the home is very roomy and has mains power connected with a 6.6kw feedback to the grid solar system. Open plan kitchen & dining room, the kitchen is user friendly with a walk-in pantry and dishwasher. Cooking is done on a gas stove and electric oven. The lounge room is large and incorporates an office area. Fans throughout, the living area is air conditioned as is the main bedroom which is located at one end of the home. The main bedroom has a walk-in wardrobe and ensuite. The 3 remaining bedrooms are a good size and all have built-in wardrobes. The bathroom incorporates the toilet and has both a shower & bath and the laundry is separate. Plenty of outdoor living areas with verandahs along the back and front of the house. Hot water is gas and total rainwater collection is approx. 22,000 gallons (approx. 100,000 litres). Gardens around the home look like a park and are easy to maintain as all are irrigated. To keep you fit and healthy and great for children, there is a tennis court and a 9m inground saltwater pool. The lovely BBQ area is the perfect place to relax at the end of the day. Within this house yard are two powered lockable sheds. One is approx. 9m x 9m and the other approx. 10m x 10m with a double carport off one side. There is an orchard, fenced vegetable garden, chook pen and small dam. The remainder of the property is also beautifully maintained and is selectively cleared, fenced with a large dam and small creek. An electric pump on this dam pumps water to 5 taps around the gardens for irrigation. This area would be perfect for horses, sheep or goats. For those who love fishing & boating, it is approx. 18km to our lovely quiet Norval Park Beach or a boat ramp on the Kolan River. Approx 19km will put you on your choice of two boat ramps on Baffle Creek at Winfield. What an ideal location this block is in, so... bring your children, grandchildren, pets & boats and enjoy what this area has to offer. Yandaran (approx. 6km) has a hotel, general store with fuel and primary school. 11km (approx.) and you will be at The Avondale Homestead Tavern and Jo's Roadhouse which has groceries and takeaway food is approx. 9km. You can also get Coles delivered to your door. Located on a bitumen road, rubbish bin collection is available and the school bus picks up children at the boundary. Satellite internet is used by the owners. Mail is delivered 5 days a week and rates are approx. \$1,900 per year. Approx. distances: Yandaran 6km, Rosedale 17km, Bundaberg 37km, Agnes Water/1770 80km, Gladstone 146km. Copy and paste these co-ordinates 24 41 17.53 s 152 04 28.46 e into google earth to look at the property and area by satellite. An image showing boundaries and other relevant maps can be emailed if you would like to contact me. Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.