

# 8 Mount Cradle Court, Alligator Creek, Qld 4816



## Sold House

Saturday, 17 February 2024

8 Mount Cradle Court, Alligator Creek, Qld 4816

Bedrooms: 1

Bathrooms: 1

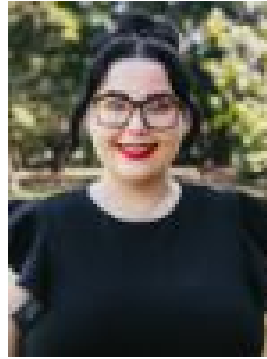
Parkings: 5

Area: 8349 m2

Type: House



Ben Waugh  
0487730456



Monet Griffin  
0403307623

**\$410,000**

SOLD By Ben Waugh & Monet Griffin Nestled on just over 2 acres of land in the tranquil surroundings of Alligator Creek, this property presents a harmonious blend of natural beauty and functional living. The existing, fully-established dwelling on the premises is thoughtfully designed, featuring a well-equipped kitchen, bathroom, separate toilet, and a generously sized open-plan living area and bedroom. For outdoor enthusiasts, there's a covered entertainment area with a convenient kitchenette, providing a seamless transition between indoor and outdoor living. Adding to the property's allure is a substantial high four-bay shed, perfect for storage or various projects. A garden lawn locker enhances the practicality of the space, providing additional storage options. The property is well-equipped with a bore for water supply and a 5Kw solar system for sustainable energy. The dwelling itself exudes a sense of orderliness, offering a comfortable living space where one can unwind and enjoy the tranquil surroundings. Noteworthy is the presence of a "wet season" creek meandering through the heart of the block, effectively creating two distinct areas. The front section, characterised by its relatively flat terrain, is home to the existing structure. This cleared space opens up a realm of possibilities, suitable for diverse purposes such as equestrian activities, construction, or any imaginative project. The property's charm extends to a garden pond, enhancing the natural beauty and providing a serene focal point. With the added benefit of the "wet season" creek, this property offers a unique opportunity for a diverse range of activities and lifestyles, making it a truly exceptional find in the picturesque Alligator Creek region. Team Waugh at Ray White Townsville is proud to present 8 Mount Cradle Court, Alligator Creek. Your Property: • Central kitchen with ample storage and bench room; • Large bathroom with shower and separate toilet with dual access to entertainment area; • Generously sized open-plan living area and separated bedroom; • Large split system air-conditioner and fans to keep cool through the summer months; • Covered entertainment area with a convenient kitchenette, providing a seamless transition between indoor and outdoor living. • Expansive 8349 sqm of predominantly cleared and fenced land, providing panoramic views from the block's summit; • "Wet season" creek gracefully traversing the middle of the property; • Town water supply complemented by an additional installed bore; • Spacious four-bay shed for versatile use; • Additional conveniences include a bonus lawn locker and a petite shade house; • Enchanting garden pond adorned with lily pads; • Thoughtfully landscaped gardens that blend seamlessly with the natural surroundings. Your Community: • Situated on a tranquil side Court, the property enjoys minimal resident-only traffic, fostering a peaceful community atmosphere. • A private and serene setting, approximately 20 minutes from the city centre, provides a perfect balance of seclusion and accessibility. • Conveniently located just a short drive from Fairfield Waters Shopping Centre and Bunnings, ensuring easy access to shopping and amenities. • Proximity to the Elliot Springs Development and planned shopping centre offers exciting future prospects for the area. • Enjoy the natural beauty of Bowling Green Bay National Park, with walking tracks and recreational opportunities just moments away. • Boating, fishing, and coastal recreation are within a short drive, adding a touch of coastal leisure to your lifestyle. • Experience a country lifestyle with all the conveniences of the city that you would expect. If you've been on the hunt for your dream acreage and haven't found the right fit yet, act quickly as this property is poised to welcome a new owner very soon! Join us this weekend at our open home - Team Waugh, Ray White Townsville, looks forward to meeting you. Call Ben Waugh on 0487 730 456 or Monet Griffin 0403 307 623 to inspect today! \*Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. Ray White Townsville bears no liability for any loss sustained due to inaccuracy or omission.