

807 Taunton Road, Taunton, Qld 4674



Sold Lifestyle

Saturday, 3 February 2024

807 Taunton Road, Taunton, Qld 4674

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 16 m2

Type: Lifestyle



Sue Robertson

\$355,000

WIWO - What a great weekender or place to live being located 10 mins from the shops at Baffle Creek, and 15 mins to a boat ramp on tidal Baffle Creek. Very comfortable, these 40 acres (16ha) will be appealing to those wanting to live off grid as it has a standalone 4kw solar system with a 7.5kva backup generator. However, if you do want to connect mains power, this has been brought to a pole on the property and paid for - you would just need to run it up to the dwelling. The kitchen has heaps of storage cupboards and cooking is done on a gas stove & oven. Off to the right is the living area which is lined & insulated. This is where the bedroom, dining table and lounge room is located. Fully screened this is a large room. On the left of the kitchen is another good sized room which is mainly used for storage and has a combined bathroom & toilet and a second smaller bedroom. The dwelling has instant gas hot water, total rainwater collection is approx. 27,500 litres (6,000 gallons). Water is pumped to another 5,000 litre header tank located on a hill behind the house which gravity feeds water to the home. There is a nice verandah across the front overlooking a large area which has been cleared to build a house but currently the owners use it for friends and family to park their caravans and camper trailers when they visit as it is ideal for that. Ranging between approx. 27m & 69m above sea level, the block is fully fenced but some of it does need attention. There is a dam and having a large property on the left hand boundary and across the back limits immediate neighbours to one. Rates are approx. \$1,100 per year and mail is delivered 5 days a week. Telstra mobile reception is good. People in this area either use WIFI, NBN satellite or Starlink for their internet connection. Children going to either primary or high school can catch the bus out front. Coles deliver to your door. Approx. distances: Baffle Creek 12km, Agnes Water 50km, Bundaberg 93km, Gladstone 114km. Copy and paste these co-ordinates 24 26 14.63 s 151 49 42.48 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :) 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.