

847 Old Gympie Road, Paterson, Qld 4570



Sold Lifestyle

Thursday, 14 September 2023

847 Old Gympie Road, Paterson, Qld 4570

Bedrooms: 4

Bathrooms: 3

Parkings: 8

Area: 16 m2

Type: Lifestyle



John McEwan

\$780,000

Nestled alongside the serene Gundiah State Forest, 847 Old Gympie Road in Paterson presents a tranquil haven for prospective buyers seeking a peaceful, natural living experience. With absolute privacy and surrounded by trees and gardens, the property boasts partially cleared, relatively flat to undulating land that's perfect for families and their livestock, horses, and pets. An ample supply of water via a large dam attracts native birds and wildlife to the area and provides endless opportunities for future land use. The immaculately presented open plan home features expansive front and rear patios, several sheds and workshops, and a self-contained dual living option, making it an ideal place for families to call home! Plus, with its convenient location just minutes, equally away from Gympie and Maryborough, this slice of paradise is priced to fit any budget!

Property features: * This property comprises of 16.6 hectares or 41.06 acres of land that has been partially cleared and is relatively flat to slightly undulating. It is fully fenced and offers direct access to approximately 1,236+ acres of Gundiah State Forest via its back boundary. * A large dam with its own island on the property provides an abundant source of water, offering an almost limitless supply for gardens, fruit and vegetable crops, livestock, and other uses. * The meandering driveway leading up to the house is lined with well-established trees, lawns, and gardens, which continue to surround the property and its infrastructure. The natural elements also contribute to the property's sense of privacy and tranquility, adding to the overall feeling of a peaceful "tree change" experience. * This impeccably designed, 3 bedrooms + office, 2-bathroom, open plan home boasts a sleek, modern aesthetic and style. From the guest car park, into the fenced house yard, the quality interlocking split face block retaining, and stairs guide you to the undercover front patio, inviting you into the home via impressive wooden entry doors. Every detail has been carefully considered, from the steel frame and trusses to the large entertainment areas, ensuring ease of living amongst the surrounds. * Featuring high ceilings, modern lighting, fly screens, security screens, security doors, quality blinds, ceiling fans, reverse cycle air conditioning, and large floor tiles throughout, the spacious, open - plan living area offers ample room for relaxation and entertainment. * The master bedroom is an oasis of comfort, with its own access to the rear entertainment area, a modern ensuite, reverse cycle air conditioning, and a large walk-in robe. * The spacious ensuite features an oversized double shower with open entry, large vanity, built in spa bath with hob and WC. * Bedrooms 2-3 are equally spacious, boasting ceiling fans and built-in robes with sliding doors and mirrors. * The office, complete with internet connectivity, is perfect for those who work from home or teenagers needing a quiet study space. * The main bathroom is a feast for the senses, with tasteful decor, large walk-in shower, large vanity, sperate WC, and abundance of natural light. * The stunning kitchen is a chef's dream, featuring modern stainless appliances including a gas cooktop, rangehood, wall mounted oven, stainless splash back, dishwasher, filtered water, overhead cupboards, large step in pantry, loads of drawers, a white 2 Pac finish to all cabinetry, marble look laminate bench tops, outdoor servery from sink to BBQ area, and ample storage space. It also offers breathtaking views across the waters of the large dam, wildlife, and gardens. * A Large laundry with full length storage cupboards and bench completes the home and offers direct access to the large undercover rear veranda with epoxy concrete flooring, overlooking the fenced backyard, kids' cubbyhouse, and dam. * The property also boasts an abundance of sheds and storage with a 6m x 6m Colourbond double garage as well as a huge shed with workshop and storage, high clearance roller doors, adjoining carport to accommodate any off-road vans, trailer boats, hoist, or RVs, as well as an adjoining flat/retreat. * The large self-contained, one bedroom flat/retreat offers dual living capabilities for extended family members, teenagers, or guests. The bedroom is large and features a ceiling fan and built in wardrobe. The flat features a modern fit out including blinds, security screens, flyscreens, ceiling fans, and epoxy concrete floor finish throughout. A bathroom with large shower, vanity, and WC, as well as a laundry nook with built in tub and splash back, a kitchen with pantry, cupboards, drawers, wall mounted oven, electric hotplate, rangehood, dishwasher, 2 Pac cabinetry, and an adjoining lounge, dining, and living area complete the package! * A total 8KW of solar is connected (1 x 3kw and 1 x 5kw systems), and rainwater is captured and stored in several rainwater tanks servicing the home and infrastructure. 847 Old Gympie Road, Paterson, Qld, 4570 is located within the Fraser Coast Catchment and has the following approximate travel timeframes. * 15 minutes of Gunalda township, offering convenience via local businesses such as a Friendly Grocer, Gunalda Hotel, Mi-Bakery, Christ and Anglican Churches, Gunalda Park, Gunalda and Districts Kindergarten Association, and Gunalda State School (Primary). * 8 minutes to Theebine - The Historic Theebine Hotel and Theebine Primary School. * 30 minutes to Gympie or Maryborough CBD's. * 1 hour to Hervey Bay or Tin Can Bay. * 1 hour and 15 minutes to Rainbow Beach or Noosa. * 1 ½ hours to the Sunshine Coast shops, beaches and the Sunshine Coast Airport. * Within 2 ½ hours of Brisbane CBD and Brisbane's domestic and International Airports. No access is

granted to the property without first arranging to meet the agent onsite. Please contact marketing agent John McEwan on 0413 198 385, to arrange your own private inspection, prior to the deadline. Disclaimer All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries to determine whether this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering any contract of purchase.