

97 Kippen Drive, Ball Bay, Qld 4741



Sold House

Thursday, 7 March 2024

97 Kippen Drive, Ball Bay, Qld 4741

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 8240 m2

Type: House



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\$498,000

Acreage Peace, Privacy and Potential Surrounded by sprawling green plains that meander towards the coastline, and nestled in the shadows of the Cape Hillsborough National Park, this is your chance to live in harmony with nature. Here, just over 2 acres of usable land beckons, ready for you to reap its potential. A sturdy-built block brick home, it features a combined kitchen and meals zone, while the lounge is accessed via an arched brick feature wall. Three bedrooms (with potential for a fourth) provide space for family and guests, with an original style bathroom to accommodate them. Practicalities haven't been overlooked, with ceiling fans and split system air conditioning, plus enjoy expansive front and rear verandahs that gaze out across the greenery. Ripe to be transformed into a hobby farm, this rare opportunity is ideal for those seeking space to create a rural retreat. And, without a neighbour in sight, you'll always have peace and privacy! Factor in the access to a chook pen, rainwater tank, two large sheds and thriving fruit-bearing trees and you're well underway to living the sustainable dream.

Property Specifications:

- Block brick house on a private and peaceful fully fenced 2.03 acre allotment
- Usable land with bitumen road access, ideal for those dreaming of a hobby farm
- Combined kitchen and meals area
- Lounge room accessed via arched brick feature wall
- Main bedroom with double door built-in robe
- Two additional bedrooms (one with a built-in robe) plus a potential 4th bedroom/study
- Bathroom with separate toilet
- Expansive front and rear verandahs overlooking the greenery
- Ceiling fans and split system air-conditioning units
- Chook pen
- New 3000L water tank plus town water connection
- 6m x 6m shed and a 9m x 6m shed
- Orchard with a variety of Mango trees and avocado, lime, mandarin, orange, apple and lemon trees
- Located approx. 30 minutes from town
- Minutes from some of Mackay's best fishing and crabbing spots
- Rental appraisal approx. \$580 per week and rates approx. \$1300 per half year

Why Make Ball Bay your first choice in suburbs? Ball Bay is a picturesque coastal town approx. 30 km north-west of Mackay. Smalley's Beach beckons close by along with the rugged beauty of Cape Hillsborough National Park. Seaforth Primary School awaits in approx. 6kms, plus enjoy the pristine greens of the Halliday Bay Golf Course in approx. 7kms. Locals also love catching up for dinner or drinks at Seaforth Bowls Club, 8km away. You won't want to miss this enviable property opportunity - contact The Leanne Druery Team from RE/MAX Select and arrange your inspection today. Leanne Druery- 0412 758 727 or Ash Ryan 0487 114 760. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.