

**318 Koolboo Road, South Kolan, Qld 4670**



**Acreage For Sale**

Wednesday, 26 June 2024

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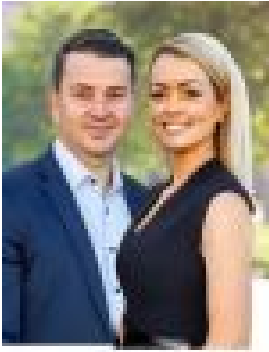
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 22 m2**

**Type: Acreage**



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Team Anderson Gail Lorberg  
0432760266

**O/A \$1,150,000**

Introducing a stunning property nestled on a sprawling 56 acres, just a short 20-minute drive from Bundaberg CBD. This exceptional estate boasts an array of features that will captivate any discerning buyer. Once you arrive, you'll be totally captivated by the grounds and sight of the stunning pool, perfectly complemented by a private entertaining area. Imagine relaxing in the tranquil oasis, surrounded by lush greenery, and taking in the breathtaking views from the lovely outdoor decking area all in complete privacy with no neighbours in sight. This property offers a large 3-bay machinery shed and a double carport off the house, ensuring ample space to secure your vehicles and equipment. Additionally, a separate studio/office provides the ideal space for work or creative pursuits. A large dam located on the premises not only caters to the needs of livestock but also serves as a source of irrigation for around the house yard. This, coupled with the solar system in place, ensures a sustainable and cost-effective lifestyle. The property is split into 3 paddocks. Inside the home, you'll find 3 generously sized bedrooms plus an office/4th bedroom, including an ensuite to the master bedroom. The property is equipped with 4 air-conditioners, providing comfort throughout the year, while a cosy fireplace beckons during cooler months. The lovely timber floors add a touch of elegance to the interior, creating a warm and inviting atmosphere. Convenience is key, with a laundry area and a third toilet room located off the outdoor space. The manicured lawns and gardens surrounding the home further enhance the aesthetic appeal. Additional amenities include a cattle yard with its own access from the side road, offering versatility and ease of use. Shipping containers provide extra storage, catering to all your organisational needs. Restored and well-maintained over the years, this home seamlessly combines modern updates, including tastefully designed bathrooms, with its original charm. With everything you could need in a home, your comfort is assured. The kitchen is a great size and has a lovely outlook over the decking area/farmland and features ample cupboard and bench space, dishwasher, gas cooktop and rangehood. The land has been used to run cattle and has been an amazing lifestyle property for the current owners for over 20 years. Warm and friendly community along with the property being positioned on a no through road. In summary, this property is not just a house, but a place that exudes warmth and invites you to call it home. Don't miss the opportunity to own this remarkable estate, offering a harmonious blend of natural beauty, modern convenience, and a truly inviting atmosphere. EXTRA INFO:-Nbn connected-Cattle & Sheep yards-Grass Type: Rhodes, Signal & Wynn Cassia -2 x tanks connected to the house (22,500L each)-4 x Air-conditioners to the house, 1 to the studio-Fully fenced block with 2 street frontage - 4 barb - Approx. 10 Meg dam with pump + 4 stock dams- The shed dimension is 12m x 6m -Inground, concrete pool - 1.2m to 1.6m -Vegetable garden & chook pen -Irrigated garden system - 5.5 Honda pump with 2-inch outlet- Solar hart hot water + 4kw solar system Call Daniel Anderson on 0413205827 today for more information or to book a private inspection. Also keep an eye out for the scheduled open home times.