

# 398 Coast Road, Baffle Creek, Qld 4674

## Sold Acreage

Tuesday, 25 June 2024

398 Coast Road, Baffle Creek, Qld 4674

Bedrooms: 7

Bathrooms: 4

Parkings: 7

Area: 45 m2

Type: Acreage



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## Contact agent

A rare property with all the best Baffle has to offer\* Main Dwelling - 4-bedroom 3-bathroom\* Carers cottage - 2-Bedroom Cottage\* 1.5 km of pristine Baffle Creek frontage\* 3 Dams\* Nearly 50% white zone\* Fully Fenced - 3 paddocks for Cattle\* Plenty of Garage/shed space\* Boat ramp and Picnic Area\* Private Chaple\* Great rainwater storage\* 350 income producing Mango treesMain HouseA truly remarkable dwelling.You arrive at the house to park in the double car space portico entry for all weather entry to the front door.Great size kitchen.Cathedral ceiling for the living and dining area that is separated by a large indoor water fountain. Bedroom 1 has ensuite and robe space plus private patio that is fully screened and boasts a lovely spa.Bedrooms 2 and 3 are on the main level, both have built in robes and are separated by a two-way bathroom. There is a second living area plus a study on the main level. All 3 bedroom have air-conditioning.There is a large veranda at the back of the house with a built in BBQ and overlooking the gardens.On the lower level is Bedroom 4, a bathroom, built-in cold room and meat handling area plus workshop with vacuum extraction system installed.Carers Cottage - this has been built on the site of the original dwelling (the original dwelling, a Baltic Pine on stumps) was re-located to the neighbouring property many years ago.The cottage has 2-bedrooms, kitchen, bathroom and living area and is fully self-contained with own rainwater tank and electric hot water.Sheds - including a boat house with water tank, double garage, machinery shed with water tank plus hay shed.Water - plenty of water with a huge underground rainwater tank to supply main house.3 dams plus a bore (suitable for mango watering only)Income - the property will run 20 breeders on average with 1 main paddock plus 2 alternate paddocks and has 350 mango trees that have electric controlled irrigation in place.Solar - the hot water is solar with back-up electric and there is a 5KW back to the grid solar on the roof.Looking for being more self-sufficient there are approx. 25 established tropical fruit trees, chook house and veggie gardens.Depending on the new owners' requirements there is a few items that can be included in the sale - Tractor with slasher, spray unit and front bucket, ride on mower and meat saw and grinder.On the Creek there is your own boat ramp and a lovely gazebo picnic area perfect for a day of fishing and having a covered area for eating a lovely meal makes it a magnificent spot to entertain friends and family.There is a lovely play area for children with a tree house, swing and seesaw and it even has its own outdoor toilet.Located at the front of the property is a Private Chaple - St Francis of Assisi Catholic Chapel the church as separate driveway access and has its own rainwater tank, septic and toilet.Location - The creek is spectacular, and the property is close to where the Eulielah and Baffle Creek merge and only 14 kms to Rules Beach.The shops of Baffle are 1.3 km away. School bus stops at the gate and services both Wartburg State School (2.6 kms) and Rosedale School (32.8 kms) for the older children.Coles will deliver your groceries to your doorstep.Agnes Water is 55.2 km away, Bundaberg is 89 kmsThis place is sure to impress you with all it has to offer.Note: This property is registered for GST.Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.