

**401 Woodbury Road, Woodbury, Qld 4703**



**Acreage For Sale**

Wednesday, 3 July 2024

401 Woodbury Road, Woodbury, Qld 4703

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 9543 m2**

**Type: Acreage**



Esmé Coren  
0423877414

## Offers over \$500,000 considered

Escape to this idyllic 9543m<sup>2</sup> (2.35 acres) rural property featuring a delightful 2-bedroom cottage that exudes charm and warmth. Experience the natural warmth throughout the cottage with its beautiful timber floors and wooden kitchen benches. The spacious master bedroom, designed for your utmost comfort, serves as a king-sized retreat where you can unwind. The property is a gardener's paradise, surrounded by various trees with plenty of space for your veggie garden and a chicken coop. Sustainable living is made easy with 12 solar panels and a Solarhart hot water system, ensuring eco-friendly energy solutions. A 5000-gallon water tank provides a reliable water supply plus bore with around 6000 gallons per hour. Bonus - older style storage shed with power which is perfect for your projects and storage needs. Carport accommodation for up to 2 vehicles ensures your cars are protected from the elements. Plenty of room to build a huge shed for your boat or caravan. Livingstone shire council rates are \$960.38 per half year. 'Access easement' for yourself and the property behind, on left side of allotment of 20m width. Ideally located, this property offers convenient access to Farnborough Primary School, just a 7-minute drive away, making morning routines easy. The beautiful Bangalee beachfront and Yeppoon CBD beachfront are only 12-15 minutes away, perfect for weekend escapes and enjoying coastal living. Experience country living at its finest in this tranquil setting. Inspections are a must to truly appreciate the beauty and serenity this property offers. Contact Esme today on 0423 877 414 to arrange a personal viewing. Open Home Inspection FRIDAY 4.30PM - 5PM PLUS SATURDAY 6th AND SUNDAY 7th JULY AT 10.30-11AM. Look forward to seeing you.