

5 William Street, Mount Perry, Qld 4671



Acreage For Sale

Sunday, 23 June 2024

5 William Street, Mount Perry, Qld 4671

Bedrooms: 3

Bathrooms: 1

Area: 8 m2

Type: Acreage



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\$479,000

Welcome to "Belmont," a stunning acreage lifestyle property nestled in the heart of Mount Perry. This 20.93-acre (8.47 Ha) oasis, spread across four titles, offers a unique opportunity for those seeking a self-sufficient lifestyle amidst nature's bounty. Ideal for equestrian enthusiasts, hobby farmers, and those with a passion for gardening, "Belmont" is truly a sanctuary of serenity and productivity.

Property Overview: The property is thoughtfully divided into four titles, with two zoned General Residential and two zoned Rural, providing a versatile living and working environment. The boundary is 90% fenced, ensuring security for livestock, while the house yard is also fenced, making it perfect for pets and children. Access to the rear titles is conveniently provided via an easement. Additionally, a savvy investor might consider selling the extra titles separately, leveraging the access point to these blocks, thereby capitalizing on their development or resale potential.

A highlight of the property is the permanent spring-fed creek, which, along with four rainwater tanks, ensures an abundant water supply. The rich, fertile soil boasts fantastic water retention qualities, making it ideal for cultivation.

Outbuildings and Infrastructure: "Belmont" is well-equipped for a self-sufficient lifestyle with a variety of outbuildings including a tool shed, two 3m garden sheds, and a large timber shed. Gardening enthusiasts will appreciate the approx 1/4 acre of Hugelkultur garden beds, creating a large food forest with over three dozen fruit trees, vegetables, and herbs. Additionally, there are two 4m raised vegetable gardens with winter covers, two shade house frames, and a compost area.

Outdoor Living: The established gardens, adorned with stunning large shade trees, create a tranquil outdoor oasis. Enjoy alfresco dining in the BBQ and outdoor dining area, perfect for entertaining family and friends.

The Homestead: "Belmont" features a character-filled, low-set Queenslander home with freshly painted interiors, and original timber floors. The home exudes charm with fretwork, casement windows, and French doors throughout. The spacious living area opens onto the front veranda, offering a perfect spot to relax and enjoy the views. The dine-in kitchen, complete with a beautiful old wood burner stove, is the heart of the home. The residence includes three good-sized bedrooms, two of which have adjoining rooms that could be converted to serve as an ensuite or walk-in robe. The modern bathroom features a shower over the bath and vanity, with a separate toilet and vanity for added convenience.

Prime Location: "Belmont" is perfectly situated, just 200m from Mount Perry's main street and a short 3-minute drive to Mount Perry Primary School. The property is also conveniently located 22 minutes from Mount Rawdon Gold Mine, 25 minutes from Mingo Crossing Recreational Park, 36 minutes from Gin Gin, and 75 minutes from Bundaberg Airport.

"Belmont" offers a rare blend of rural charm and modern convenience, making it the ideal place to call home. Whether you're looking to grow your own food, raise livestock, or simply enjoy the peace and tranquility of country living, this property has it all. Don't miss out on this exceptional opportunity to embrace the ultimate acreage lifestyle in beautiful Mount Perry.

At A Glance Property - 20.93 Acres (8.47Ha) - 4 Titles Consisting of House on 5002m², Vacant Residential Lot on 7031m², Vacant Rural Lot on 2.2055Ha (5.45 acres) & Vacant Rural Lot on 5.0586Ha (12.5 acres) - Boundary is 90% Fenced - House Yard Fenced - 2 Titles Zoned General Residential - 2 Titles Zoned Rural - Easement Access to Rear Titles - Permanent Spring-Fed Creek - 4 x Rainwater Tanks - Rich Fertile Soil with Fantastic Water Retention Qualities - Tool Shed - 2 x 3m Garden Sheds - Large Timber Shed - Approx 1/4 Acre of Hugelkultur Garden Beds (drought tolerant & nutrient dense) creating a Large Food Forest consisting of over 3 dozen Fruit Trees, Vegetables, Medicinal Plants and Herbs, as well as highly important Permaculture Plants - Fruit Trees include Avocado, Peach, Nectarine, Mango, White Sapote, Loquat, Fig, Grumichama Cherry, Lime, Lemon, Orange, Mulberries, Cherry Guava, Banana (Blue Java, Apple Banana, Red Dakar) and Brazilian cherry - 2 x 4m Raised Vegetable Gardens with Winter Covers - 2 x Shade House Frames - Compost Area - Established Gardens with Stunning Large Shade Trees providing the feeling of an Oasis - BBQ & Outdoor Dining Area - Very Private, Peaceful Location with Protection from the Elements from the Surrounding Landscape.

Home - "Belmont" - Character Filled Low Set Queenslander Home - Steel & Timber Stumps - Freshly Painted Interior - Veranda at Front of the Property - Patio Area at the Rear - Original Timber Floors under Carpet - Fret Work, Casement Windows & French Doors Throughout - Large Living Space with Access to the Front Veranda - Dine in Kitchen Space with Beautiful Old Wood Burner Stove - 3 Good Sized Bedrooms. 2 with Adjoining Rooms that could serve as an Ensuite or Walk in Robe. - Modern Bathroom with Shower over Bath & Vanity - Separate Toilet & Vanity

Additional Information - Rates Approx \$1,400.00 per half year - Town Water - Septic - Electric Hot Water - Rubbish Collection - Mobile Phone Service - Fixed Wireless NBN Available - School Bus to Gin Gin High School - 200m to Mount Perry Main Street - 3 mins to Mount Perry Primary School (1.7km) - 22 mins to Mount Rawdon Gold Mine (21km) - 25 mins to Mingo Crossing Recreational Park (30km) (Watersports & Fishing) - 36 mins to Gin Gin (52km) - 75 mins to Bundaberg Airport (103km)

Mount Perry is a gorgeous Gold Mining Town and boasts many great facilities including a golf course, racecourse, showgrounds, large recreation

hall/gym, caravan park, community vegetable garden, community crop swap, medical centre, vet (visiting), service station/hardware store, post office, council office, art gallery, museum, Mount Perry Federal Inn, Mount Perry Pub, corner store, primary school & police station. To book your private inspection, contact Kelly today on 0413 445 101.* 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.