

**612 Crowdsdale Camboon Road, Biloela, Qld 4715**



**Acreage For Sale**

Tuesday, 20 August 2024

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1 m2**

**Type: Acreage**

**\$479,000**

Embrace the perfect blend of serenity and privacy with this inviting low-set dwelling, situated on a 1.61ha allotment. Located only a short 13km\* drive from Biloela with full bitumen access and school bus to the front gate, this property offers a peaceful retreat, providing an escape from the everyday hustle and a chance to embrace a slower pace of life. Step inside the home to discover a spacious entrance which leads you through to the open plan living and dining room, complimented by timber-look vinyl flooring and split system air-conditioning. The kitchen is complete with a dishwasher, electric stove top and ample storage space. The master bedroom is separate to the remaining three rooms, all of which have built-in wardrobes and ceiling fans. Two of the bedrooms are air-conditioned. Additionally, there is an enclosed room at the end of the patio that can be utilised as a storeroom, enclosed bar or games room. The family bathroom is closely located near the three bedrooms, includes a shower over the bathtub and is combined with the toilet and laundry. The rear under covered patio provides an ideal setting for entertaining your guests or to simply enjoy alfresco dining while overlooking the private back yard. The gardens and lawns are serviced by the bore equipped with an electric submersible pump, while the house is serviced by 80,000 litres of rainwater from 4 tanks. The bore can be connected to the house if required. Adjacent to the home is an enclosed 9 x 9\* metre enclosed steel frame shed with concrete floor, electricity connected, a high clearance roller door and a mezzanine floor. There is also a double carport for vehicle storage. • Solar panels and solar hot water. • Rates for half year ending 30 June 2023 - \$562.50 after discount, • Currently tenanted with a lease in place until September 2024. This property offers a serene lifestyle with ample space for relaxation, gardening, and outdoor activities. For more information or to arrange a private inspection, contact Bronte at Ray White Biloela.\*Approx