

**229 Potters Road, Wooderson, QLD, 4680**



**Acreage Semi-rural For Sale**

Friday, 27 September 2024

229 Potters Road, Wooderson, QLD, 4680

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 10**

**Type: Acreage Semi-rural**



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## DUAL LIVING AT IT'S BEST

Discover "Kirala" an exceptional grazing and lifestyle property just 26km from Calliope & 40km from Gladstone. This unique offering combines charm with convenience, perfect for those seeking a balanced lifestyle with agricultural potential.

### MAIN RESIDENCE

- \* Solid lowset besser block home with amazing country outlook
- \* 4 spacious bedrooms all with built in robes
- \* Study for home office
- \* Numerous living areas to cater for the larger families - dining room, large formal lounge plus separate family room
- \* Air-conditioning to 3 bedrooms, family room, dining and lounge
- \* Spacious family bathroom, central featured freestanding bath, separate shower, vanity
- \* Massive kitchen that the whole family can work in - dishwasher, new electric oven, glass stove top
- \* External shower & toilet great for utilising after a hard days work
- \* External laundry

### 2ND DWELLING

- \* Modern fully renovated cottage with fantastic views
- \* 2 bedrooms, main air-conditioned and walk in robe
- \* Large bathroom with freestanding bath, shower, toilet & vanity
- \* Kitchen complete with 5 burner as stove, electric oven and plenty of workspace
- \* Open plan air-conditioned lounge & dining leading to the private rear deck for relaxation

### THE PROPERTY

- \* Divided into 10 watered paddocks including a laneway joining to the cattle yards
- \* Large steel/timber mix cattle yards 1/2 recently replaced, new loading ramp
- \* Large workshop shed with concrete floor, power & lights, enclosed workshop, car hoist, lean to for parking, small machinery shed
- \* Horse stables & chook pen
- \* School bus pick up at driveway

### SECURED WATER

- \* 3 dams
- \* 15 megalitre water licence from the Calliope River that pumps to the main dam
- \* 3 x 22,000ltr water tanks
- \* Well with submerciple pump that feeds a turkey next which gravity feeds to the paddocks

### ADDITIONAL EXTRA'S

- \* Grain silo
- \* Kuboto river pump
- \* Solar HWS
- \* 6kw Solar system
- \* Shipping container
- \* 1 x Mobile irrigation unit for one paddock

" Kirala" is more than just a property, its a lifestyle opportunity offering secure water resources, a robust feed base, and a range of amenities in close proximity to Calliope. Don't miss your chance to own this versatile grazing and lifestyle block. Contact me today to arrange a viewing!