

7/414 Bootooloo Road, Bowen, QLD, 4805



Acreage Semi-rural For Sale

Friday, 30 August 2024

7/414 Bootooloo Road, Bowen, QLD, 4805

Bedrooms: 6

Bathrooms: 2

Parkings: 10

Type: Acreage Semi-rural

Family-friendly Acreage With Huge Proportions!

Welcome to your private riverside retreat - an expansive 6-acre (approx) property that perfectly marries tranquility with modern convenience. Nestled along the serene banks of a picturesque river bend, this unique rural gem offers an idyllic escape yet only 10 mins to the township of Bowen.

Where do we begin to outline the sheer brilliance of each component of this property - From the comfortable and modern 3 bed shed home with salt-water pool to the enormous shed with numerous living/office areas and upstairs verandah, this property must be seen to be believed!

Let's start off with where will find yourself hustling on those busy school mornings or relaxing with a peaceful brew on a Sunday morning.

THE HOME

This fresh 3-bedroom, 1-bathroom home was designed with comfort and simplicity in mind. Its open-plan layout, custom vinyl flooring and enormous spaces allows for ample area for each family member to make their own. The home is fully airconditioned with fans, has built-in robes in each room and a huge walk-in robe in the main! The modern kitchen is well equipped for storage space and is adjacent to a hand study nook for jobs on the run. A skillion roof with patio area runs along the length of the home and is perfect for entertaining/kids play or watching the sunsets over the riverbank.

Balmy summer evenings will be spent at the front of the home in the sparkling salt water pool and entertainment space. Have a dip whilst the kids muster the cattle or ride their dirt bikes through the paddocks! Also included is a 15 x 6m carport.

THE SHED

In addition to the main residence, the property features a master-built, massive 30 x 23m shed that not only fits the brief as a storage solution for the biggest of machinery collections but has also been thoughtfully converted into versatile living quarters. This impressive structure features a carport section measuring 30 x 11m plus multiple rooms including:

Room one - Studio with contemporary kitchen, bathroom and laundry, toilet, study nook and air-conditioning.

Room two - Studio with bedroom, built-in robes, air-conditioning and kitchenette.

Room three - Upstairs airconditioned office with storage cupboards and covered verandah overlooking the banks of the Don River.

PLUS large fully lockable shed with 3 phase and single phase power, 2 utility doors and extended height roller door.

The expansive grounds provide ample space for the hobby farming family, with its generous acreage, quality water supply, adequate fencing and scenic surroundings, this property is a true sanctuary for those seeking a peaceful retreat.

Experience the beauty of rural living while enjoying the convenience of modern amenities in this exceptional riverbank property - properties like this are incredibly rare so best get in touch ASAP!