

**Address available on request, Sunshine Acres, Qld
4655**



House For Sale

Saturday, 9 December 2023

Address available on request, Sunshine Acres, Qld 4655

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 3 m2

Type: House



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Offers Over \$1,300,000

When Only The Best Will Do - Immaculate Acreage Property! As you approach the residence, the street appeal is truly second to none. The property presents itself with a grand entrance that exudes a sense of elegance and charm. This picturesque entryway welcomes you with open arms, setting the stage for the captivating experience that awaits within the home. Stepping inside you'll immediately be struck by the spaciousness, style and sophistication of this four bedroom home. Spread across over 8 acres and located a very short distance from the Hervey Bay CBD is an opportunity to purchase your dream lifestyle acreage. The property is selectively cleared and is ideally set up to house some horses with a large dam also on the property. Both owners have made the acreage a perfect place to enjoy spending your days at home - There is not a cent to be spent on this property. The expansive grounds surrounding this magnificent residence are a genuine testament to its beauty and grandeur. Encompassing a vast expanse of 8.3 acres, the meticulously maintained lawns provide a lush green carpet that seems to extend endlessly into the distance. Meandering through the grounds, you'll discover plenty of trees, pathways and established gardens, where a combination of colours and fragrances from a variety of blossoms delights the senses. The location of this home is extremely desirable being a rural property with central Hervey Bay only a short drive. All major conveniences such as shopping centres, schools, hospitals, the airport and access to the beach and Esplanade are within an easy drive. Features: - Timber four bedroom home (Iron bark - yellow stringy-flooded gum hardwood)- Kitchen includes pantry, cooktop, dishwasher and quality cabinetry- Breakfast bar off kitchen - Open plan living & lounge zones - Secondary lounge with external access- Media room - Main bedroom includes large WIR, en-suite & external access- Main bathroom with shower and bath, separate toilet & sink - Fireplace includes 2 speed fan- High ceilings throughout (2.7m)- 9.5KW solar (No electricity bills - rebates received) - Separate laundry - great storage- Huge outdoor verandah overlooking the property, dam and landscaped gardens - 3.38 Hectares in total which is fully fenced - Two gate access from front of the property- Fantastic outdoor entertaining- Carport 5.6m x 7.2m- Garage 12m x 7.5m- Third toilet & bathroom off the garage - Large undercover patio - 5kva generator in shed - 3 large water tanks (no water rates)- Taps for irrigation - Gardens include sprinkler systems- Green house- Garden sheds - Fire Pit- Landscaped gardens and wrap around drive way - Rear of the house is fenced - perfect for enclosed area for pets- Large dam includes stock of red fin fish & two resident barramundi - Wildlife consists of echidna, possums, gliders, kangaroos, hares, water hens, king fishers, frilled lizards & goannas Location: Hervey Bay medical precinct - 6 minutes Sporting precinct - 5 minutes Hervey Bay CBD - 9 minutes Hervey Bay airport - 15 minutes Marina/Boat harbour - 20 minutes Lifestyle & acreage properties in this area are not lasting long at the moment & I expect no different here. This home is truly worth inspecting, call Jacob Cullen for all enquiries and to arrange your private viewing today.