

**19 Wilsons Pocket Road, Goomboorian, QLD, 4570**



**House For Sale**

Thursday, 22 August 2024

19 Wilsons Pocket Road, Goomboorian, QLD, 4570

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**

## Make your "tree change" here!

This is the perfect "acreage starter" property for anyone looking to escape the crowds and make the tree change you've been dreaming about.

Unlike a lot of other acreage properties, there's no time consuming & costly renovations to an old homestead needed here. You can move in and start enjoying your new lifestyle and keep adding to it along the way.

Welcome Home to 19 Wilsons Pocket Road, Goomboorian.

- Custom built brick home from "Hall Homes & Construction" - 5 years old.
- Just over 9 acres of some of the best countryside in the Gympie region on the north eastern side of town.
- Highest rainfall and A-grade rich soil makes it the best spot for running livestock or farming.
- High yielding paddocks for baled mulch create a great income source.
- Ideal AirBnB country escape or a 2nd dwelling for extended family living OR could be a very comfortable place to reside while building a larger home near-by. Options!
- Dedicated Eucalyptus tree sanctuary for local koalas on the bottom part of the block next to the creek that the current owner planted when she first moved in.
- Rainwater tank for the house, 2 registered bores and domestic water pumping rights from Tinana Creek means water supply will never be a concern.

What else we love:

- Compact but making the most of the space in design with 1 large open plan kitchen, dining and lounge area with large windows & glass louvres and a sliding glass door opening to the surrounding acreage, it allows great cross-flow ventilation and the extra insulation to all the walls & ceiling keep the home cooler naturally.
- Stunning timber look overhead cupboards (with a pretty rose "tint") match the underside of the large island bench in the galley style kitchen. Fresh white cabinetry on the drawers & cupboards with brushed metal silver handles. Electric oven & cooktop with rangehood, double sink, dishwasher & under bench microwave space.
- The over-sized bedrooms (carpeted floors) are accessed via cavity sliding doors and feature large BIR's and large windows to let the breezes in and enjoy the acreage & neighbouring mountain views.
- The combined bathroom & laundry have created the perfect European style "wet room" with a freestanding glass screen to the large shower. Modern grey, white & black colour combination. Large 300x600 wall tiles. Recessed "farmhouse" sink in the wall length bench doubles as a laundry sink and vanity.
- Walk 2 doors up to the local daycare centre. School buses pass the front door. Easy access to Tin Can Bay Road for drives to Gympie or Rainbow Beach. A friendly community who all help one another out and have great relationships.
- Surrounded by local farms where you can buy fresh produce all year round or head to one of the many markets.
- Plenty of local rural community halls where regular events are held for surrounding residents including family friendly open mike nights and jam sessions.

If you'd like to book an inspection jump on our website, or give us a call at Yamba Realty Group Gympie.....we look forward to speaking with you soon.

**\*\*DISCLAIMER - Although Yamba Realty Group Gympie have provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. We always recommend all prospective buyers conduct their own independent research and consult their own professionals to conduct their own due diligence before purchasing.**