

2 Charles Bruce Drive, Oakhurst, QLD, 4650



House For Sale

Saturday, 31 August 2024

2 Charles Bruce Drive, Oakhurst, QLD, 4650

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Type: House



Rick Hose

Close, Comfortable & Contemporary Lifestyle Acreage Living

Make the switch and leave suburbia behind without giving up on the must haves in life!

This place is close to the hospital, close to schools (*private & public), close to shopping and all city conveniences, yet it's rural acreage living that's both manageable and contemporary.

How you wish to live can be reflected in who you really are and at Pangola Down's, the rural/residential community on Maryborough's north western approach; number 2 Charles Bruce Drive Oakhurst does not disappoint in all key aspects of "Lifestyle Living"!

This family property package consists of 3 roomy bedrooms, 1 large bathroom, expansive open plan kitchen (*with walk-in pantry and breaky bar bench), dining and living room zone with the double lock-up garage converted into a rumpus room living space. This area also contains a lockable office and internal laundry area, with all areas of this zone conveniently accessible internally to the main part of the home.

The broad and spacious nature of this proposition is a subtle feature that cannot be overlooked.

Doorways, hallways, bathroom & toilet areas are all suitably wide enough and accessible for wheel-chairs/wheelie walkers and the like.

If you've outgrown city living, come to the country without forgoing life's essentials!

The brick homestead at the center of this property is less than 7 years old (*a designer Dixon Home), with energy efficiency and solar energy credentials at the heart of it's being.

On arrival you will notice the under-cover welcoming statement and chill-zone! This area well and truly sets the right tone for the class of the construction and what's to come once you step inside the home!

At the rear of the home this unique creativity is duplicated so as to form an expansive entertainment space for barbecues, parties and family gatherings.

Set on 3.28 acres (*1.33 hectares approx.) with bitumen road access at the end of a very quiet cul-de-sac, this place is fully fenced with a hardwood posts & dog fencing wire combo with an electric auto swing gate at the entrance to this property.

The gardens, lawn and landscaping here are immaculate with a great assortment of healthy fruit trees including mangoes, macadamias, citrus, and bananas; plus a huge above ground veggie garden.

There are 2 modern colourbond sheds on property giving you plenty of options (*including 15 amp power access) for caravans, RV, boat or horse float storage; all with up to 8 vehicle accommodation options should you need it.

Rainwater catchment capacity is well and truly catered for with more than 26,000 gallons available (*5 tank rain water storage) and a traditional septic and greywater system; both fully functionally and hassle-free.

Spacious family living, RV or caravanning homebase, or simply your country escape less than 15 minutes to Maryborough's (Q) Station Square Shopping Centre; this address is the makings of something very special and full of new beginnings!

Homestead:

* Built 2017 (*Dixon Home)

* 3 bedroom (* All with built-in wardrobes. Main bed with AC)

* 1 bathroom (*large room with free-standing bath & large walk-in/wheel-in shower)

- * Solar hot water
- * Doorways, hallways, bathroom & toilet accessible for wheel-chairs/wheelie walkers etc.
- * Expansive open plan living room, dining area and kitchen
- * Kitchen is well equipped (*Features - large walk-in pantry, island bench/breakfast-bar, and dish-washer, electric wall mounted oven and electric cooktop/exhaust fan)
- * Enclosed garage has been converted to a rumpus room/living space (*with internal access to the main home)
- * Split-system air-conditioning in the main-bedroom, living room and rumpus room (*Ceiling fans elsewhere)
- * 9 ft (*2.7 m) ceilings
- * Lockable office
- * Internal laundry
- * Custom built & crafted external entertainment & chill-zones at front and back of home

Sheds:

- * Colourbond Garage ONE (*9 m x 4.5 m approx.. with 3.2 m high roller door entry, suitable for caravan/RV, boat or horse float storage)
- * Colourbond Garage TWO (*9 m x 9 m approx.. with 2 roller door entry points - 1 door x 3 m high & the other at 2.7m high. Also suitable for caravan/RV, boat or horse float storage)
- *One of the two garages has a separate circuit board to the homestead, with stand-alone power with the larger garages power access including a 15 amp connection
- * The larger garage has 6.6Kw inverter serviced by 24 solar panels

Property:

- * 3.28 ac (*1.33 Ha approx.)
- * 3 x 5,400 gal rainwater tank connected to homestead
- * 2 x 5,000 gal rainwater, one tank servicing each garage
- * Water divining survey conducted, with evidence of bore water access
- * Septic & greywater system feeds external saturation trenches. (*1,100 gal capacity)
- * Split post fencing in good condition and fenced on all sides (*dog wire fencing)
- * Electric entrance gate
- * Formed rock covered driveway
- * Variety of fruit trees including mangoes, macadamia, citrus and banana
- * Huge above ground veggie garden
- * The acreage is well maintained, with tasteful gardens areas and landscaping elements

This rural acreage offering, only minutes from Maryborough will attract maximum attention, so be quick, contact the marketing agent and arrange your private inspection soon!

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