

**225 Innamincka Way, Agnes Water, QLD, 4677**



**House For Sale**

Wednesday, 14 August 2024

225 Innamincka Way, Agnes Water, QLD, 4677

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Damien Gomersall



Kara Kennedy

## PICTURE PERFECT ACERAGE!!

This is the complete package! Very rarely do we have an acreage property of this high standard with not a stone unturned, just 5 minutes to the beach. Move in, relax and shine up the boat in the shed for the weekend's fishing.

On offer is a large, immaculately presented, light filled 4 bedroom, 2 bathroom, large outdoor area, airconditioned home with 9 foot ceilings, an inbuilt sauna and solar on the roof.

Outside there is the perfect 9 x 9m high roofed shed with power, positioned on a meticulously manicured 4 acre (1.44 hectare) parcel of land with dams, water tanks, fruit trees, lush lawns and much more!!

### INSIDE

The kitchen offers everything a large family could possibly need with a big breakfast bar, space for double fridge, tonnes of storage space and a new freestanding 900mm Gas cooktop and oven. For seamless indoor-outdoor entertaining, a convenient servery window connects the kitchen to the patio area, making serving and entertaining a breeze.

The large master bedroom has a beautiful outlook across the property with plenty of windows providing lots of natural light. It features split system air-conditioning, a big walk in robe and an ensuite with double shower and floor to ceiling tiles. Hidden behind an ordinary looking door you will also be surprised to find a traditional hard wood sauna; perfect for all health enthusiasts.

A large hallway seamlessly connects the living spaces also offering plenty of built in storage space. The bedrooms all have built in mirror robes and ceiling fans. The main bathroom is spacious with a big bath and walk in shower. The laundry allows access out to the back yard with a small paved patio area.

### OUTSIDE

Tying in with the house colours the substantial 9 x 9m high roofed colour bond shed is fit for a large boat the caravan and the car. There's power and 2 x 3m high clearance for the doors (an extra 300mm and there is an option to add other bays to the shed with higher openings if needed easily) and you could make them much higher easily plus it's ready to add more bays to the shed now for an extra dwelling and pool room etc.

There's a formed up gravel driveway, established fruit trees galore and the perfect manicured lawns. Also there is 3 x 60,000 litre rain water tanks, 5 KW solar hot water and an extra garden shed.

Contact Damien Gomersall today on 0457 737 300 or Kara Kennedy 0482 695 721 to arrange a viewing and secure this incredible property!

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