

**390 Bauple Drive, Bauple, QLD, 4650**



**House For Sale**

Tuesday, 3 September 2024

390 Bauple Drive, Bauple, QLD, 4650

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## LOVE THE COUNTRY? THEN YOU WILL LOVE THIS PLACE!

The property primarily consists of a 3 Bedroom 1 Bathroom freestanding brick construction home on just under 50 acres at the foothills of Bauple mountain. The home has been recently fully renovated and is set amongst quality farms and rich soils.

This unique property is just 3.9km off the Bruce Highway and only a short 8 minute drive to the wonderful Township of Tiaro which offers an array of specialty shops, hotels and cafes, as well as a doctors surgery and chemist.

The opening of the new Cooroy-Curra by-pass is fast approaching completion, reducing the travel time to places like Noosa to an hour. Bauple has a lovely little Primary School within walking distance.

In addition to the main house, there are two outbuildings: a 12mx6m shed with fully insulated walls and ceilings, wood paneled and seven double power points with a dedicated power supply and fuse box. The shed contains a separate toilet, shower, wash basin with its own hot water system. Additionally it has its own septic system and a large full length 4m awning for car accommodation

There is a wood shed and another 6mx6m workshop/equipment shed.

This solid family brick home has bitumen road frontage and a stunning outlook on all sides of this picturesque property. The acreage comprises 2 dams, good pastures with improved grasses. (Run 12 head comfortably), three distinctly separate Spotted and Red Gum plantations at different levels of maturity offering an income.

The property is fully fenced and gated with dog proof fencing and two fenced areas for cattle or horses for that matter.

The property has gone through considerable renovations with no expense spared on creating a very comfortable and modern home with an abundance of natural lighting. The home comprises a new kitchen, luxury white goods Bosch hob and Oven and Bosch Dishwasher.

Starlink is already installed at the property with fast internet connection. There is a 7.5kw Panasonic Inverter Air Conditioner offering full comfort all year round to this home. Significant improvements have been done with all wiring and plumbing replaced and signed off. This home is as new!

The main house has a dedicated hot water system with solar. Separately there is a 8.3kw solar system to help keep your energy costs down.

The house truly is modern with the complete renovations and offers two car under roof carport. Full length 4m wide verandah under main roof, perfect for entertaining family and friends whilst enjoying the complete privacy and nature settings across the back of your new home.

There is no shortage of freshwater for the dwellings with a total of 16,200 gallons in place. The dam is more than capable of supplying water to the gardens, fruit trees that are scattered across this property and still maintain the pastures for your choice of animals. There are no flood issues due to the elevation.

This property would suit anyone wanting to make that lifestyle change with complete privacy, comfort and in tranquil settings. If you are ready to make the tree change, please call Tim today on (0436 005 293).

N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time.

**DISCLAIMER:**

" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".