

**399 Bargara Road, Rubyanna, Qld 4670**



**Lifestyle For Sale**

Saturday, 20 April 2024

399 Bargara Road, Rubyanna, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 7031 m2**

**Type: Lifestyle**



Sonia Hancock

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## Offers Above \$720,000

Welcome to 399 Bargara Road, a 7031 m<sup>2</sup> property with a charming highset Queenslander, located in a perfect position between town and our beautiful Coastlines. Raised high on steel posts the home has ample clearance room underneath to store all of your belongings or potentially build in for further living space. Sit on the spacious outdoor balcony, enjoy your own swimming pool, and have room for your hobby farm in the backyard. The location and property offer the perfect blend of comfort, convenience, and outdoor living, in a fantastic location, midway between Bundaberg, Bargara and Burnett Heads. Upon entering the home, you will be greeted by the cutest day bed area with built in bookshelves creating your own reading space, the real old fashioned Queensland charm. The living area is large, with new flooring and air conditioning. Two of the three bedrooms are over-sized and include built-in robes and ceiling fans for added convenience. The main bathroom has been renovated and includes a separate shower and a beautiful clawfoot bath, for those long soaks in the tub. The good size modern kitchen features a dishwasher, a large gas cooker with stainless steel rangehood and plenty of storage space, The kitchen has direct access to the large entertaining deck for all your family and friends. Outside, you will find a large above ground saltwater swimming pool, all council approved with sand filter for those hot summer days, enclosed with timber decking. The property has a very versatile open paddock suitable for horses and plenty of space to build your dream shed! The property is fully fenced, apart from the front of the house. Additionally, you will find an older style shed suitable for a chook pen, hayshed, or storage needs. This property includes a billboard lease, giving you some extra income at \$1978.00 per year. The solar system includes 12 panels and a 5 KW inverter, there is a 22,000-litre water tank that services the pool and a 6000 litre tank for back up, additionally, there are fruit trees, such as mangoes, limes, oranges, mulberries, pawpaw and sapoti, lovely for all your fresh fruit salads. With a price guide of Offers above \$720,000, this property offers incredible value for those looking for a convenient rural lifestyle within close proximity to town and the beach. Don't miss out on this fantastic opportunity to bring your rural lifestyle to fruition, don't delay book your inspection today!

**At A Glance:** Land size 7031 m<sup>2</sup> Town water Septic Billboard lease \$1978 p/a 3 Bedrooms 1 Bathroom Ceiling fans Large deck for Entertaining 5 KW Solar System Smoke alarm compliant Salt water above ground pool 22,500 litre water tank 6,000 litre water tank Town Water Various fruit trees Fenced Rates: \$1,400 per 6 months (Approx) Agent: Sonia Hancock- 0438 162 574 or Donna Chester- 0473 882 2672 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.