

**60 Taunton Road, Euleilah, Qld 4674**



**Lifestyle For Sale**

Saturday, 11 November 2023

60 Taunton Road, Euleilah, Qld 4674

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 9**

**Area: 16 m2**

**Type: Lifestyle**



Sue Robertson

**\$1,150,000**

This beautiful property is 40 acres (16.4 ha) and has heaps of infrastructure. You have a lovely 3 brm home + office, a self-contained holiday flat, an awesome shed and best of all - approx. 248m along tidal Euleilah Creek with a great jetty. Having a great undercover verandah with screens which can be adjusted to suit, the home has an open plan kitchen, dining & lounge. This living area has air conditioning and there are fans throughout. Cooking is done on an electric cooktop & oven and the kitchen has a dishwasher & pantry. Two bedrooms have built in wardrobes whilst the main bedroom has a walk-in wardrobe and ensuite. The toilet, bathroom & laundry are separate. Hot water is gas and total rainwater collection is approx. 31,700 gallons (120,000 litres). Mains power is connected and there is a 6.6kw feedback to the grid solar system. The powered shed is great - being 24m x 12m x 5.5m high, it is big enough for all your toys and has a heavy-duty concrete floor to take extra weight. In addition to the car accommodation in the shed, off one end of the home is a 3 bay carport. Overlooking the jetty and creek, the self-contained flat has 2 bedrooms, an open plan kitchen, dining & lounge. Cooking is gas and the lounge has a slow combustion wood heater. The shower & toilet are separate. There is a large verandah where you can have a drink and look out at the creek - beautiful or wander down and throw a line off the jetty. Hot water is gas and there is approx. 6,600 gallons rainwater collection. There is a shed down in this area of the property as well. Fully fenced with 4 paddocks, the driveway has been fenced so there's no need to open gates. There are 3 dams and a small set of yards. Ranging between approx. 8m & 19m above sea level, a large portion of the block is zoned white meaning it can be cleared of vegetation as you wish. Mail is delivered 5 days a week and children can catch the school bus out front for both primary & high school. Bitumen road frontage, Telstra mobile reception is good and the home has satellite internet. Rates are approx. \$1,700 per year and Coles will deliver to your door. Facilities at Baffle Creek consist of a general store with fuel, hardware & fishing supplies, post office, takeaway, bar, bottleshop and Golf Club. Approx. distances: Baffle Creek 5km, Agnes Water/1770 48km, Bundaberg 84km, Gladstone 110km. Copy and paste these co-ordinates 24 28 37.43 s 151 52 41.10 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :) Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.