

**82 Mathiesen Rd, Booral, QLD, 4655**



**Sold House**

Sunday, 18 August 2024

82 Mathiesen Rd, Booral, QLD, 4655

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 18**

**Type: House**

## Impressive Family Home with Space for Everyone!

Set on a sprawling 4002m<sup>2</sup> expanse of meticulously landscaped grounds, this property exudes pristine charm and offers a wealth of living space. Spread across two levels, the residence boasts a generous 227m<sup>2</sup> of downstairs living area complemented by an extensively renovated 206m<sup>2</sup> upstairs. Perfect for accommodating teenagers, extended family members, or facilitating a home office setup.

Step outside onto the expansive covered alfresco area, an idyllic setting for savouring morning coffees, hosting relaxed gatherings with loved ones, or simply unwinding poolside throughout the year. With rear access catering to sizable boats or caravans, and featuring an impressive 27m x 12m shed complete with 3.4m high automatic doors (4.2m to eaves), storage needs are abundantly met.

Offering serene views from every vantage point within its living spaces, and conveniently situated just a brief 15-minute drive from Hervey Bay CBD, this residence is coastal acreage living, at its finest.

### Downstairs:

- 3 large bedrooms, master with walk in wardrobe and ensuite
- Family bathroom with separate powder room
- Stunning kitchen with island breakfast bar
- 2 expansive living area's
- Single car garage with remote and drive through access

### Upstairs:

- 2 additional bedrooms + office, master with walk in wardrobe and ensuite
- 4th bathroom with separate toilet
- Separate laundry
- Open plan living with stunning timber floorboards
- Sleek contemporary kitchen with quality appliances
- 3m wrap around verandah

### Additional Features:

- 5 air conditioners throughout the home - Shed also has A/C
- Internal/external stairs case
- Ceiling fans in every bedroom
- 15kw solar on shed roof
- 82,000 litre water storage
- Potential to connect to town water
- Fully fenced 4002m<sup>2</sup> low maintenance allotment - irrigation set up
- Dog proof fencing around perimeter of property
- Salt water inground swimming pool with gazebo
- 27m x 12m shed with 3 roller doors, 2 of which are remote controlled. Shed doors 3.4m high and 4.2m to eaves
- Toilet in shed with wash up basin, 3 x 15-amp plugs, 3 phase power to shed and house
- NBN connected
- School bus for the kids
- River Heads shopping centre nearby
- Boat ramps and Fraser Island access only minutes away

For those in pursuit of a lifestyle property brimming with versatility and space, 82 Mathiesen Road, Booral, beckons with its coastal allure. Contact the exclusive listing agent, Kim Carter, for further information.