

**127 Lynwood Road, North Isis, Qld 4660**



**Lifestyle For Sale**

Saturday, 29 June 2024

127 Lynwood Road, North Isis, Qld 4660

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 8 m2**

**Type: Lifestyle**



Tim McCollum

0427523088

## Offers Above: \$925,000

Make the move to the country here to this modern 2008 built home perched high on a hill overlooking rolling countryside for as far as you can see. Enjoy sunsets on your deck without a care in the world. Set on 22 acres you have the space but at a size that is easy enough to handle. Whilst you have the ambience of being away from it all you have the convenience of Woolworths, Doctors, Banks, Primary and High schools all within a 10-minute drive. You also have the most spectacular of beaches at Woodgate beach within a 20-minute drive. The major centre of the Bundaberg C.B.D, airport, university and more around a 40-minute drive. A relaxed place to invite family and friends over with the biggest of undercover outdoor entertaining areas. A hand-built pizza oven and a hand-built wood stove to create all the country ambience imaginable. A comfortable home plus a separate unit underneath the home for the extended family or young adult. Underneath the home is a second lounge/dining area with a kitchenette plus a bedroom equipped with an en-suite bathroom. The lower level also enjoys unrestricted views across rolling hills and its own undercover outdoor living space. The main upper level of the home of which is the ground level from the front of the home features high ceilings and large air-conditioned open plan living opening out to the massive rear deck area as well as the front outside undercover entertaining and living space. Three bedrooms on the main level of the home with the air-conditioned master bedroom offering an en-suite bathroom and large walk-in robe. A School bus comes to the front door and delivers your kids to the Schools in Childers around 10 minutes away. You have a State Primary School and a State High School as well as a Private Catholic Primary School. In Childers, another bus can transport your kids to a private catholic High School in Maryborough. Being high on a hill with direct site to the towers in Childers ensures you have good internet capabilities and phone coverage. All in all, you have plenty of convenience within a 10-minute drive, yet you are blissfully unaware of all the hustle and bustle of life that feels like a world away. AT A GLANCE: Location- 7-minute drive to Childers, 40-minute drive to Bundaberg, 20-minute drive to Woodgate beach. Land Size: 8.93 Hectares (approx. 22 acres) Water: 3 x 5000-gallon rainwater tanks for the home. Bore- very-good drinkable, un-metered domestic bore that has never run dry. Irrigation from Bore to a header tank near the house with 5 taps around the house yard and sheds. Bore pumps 1000 gallons per hour with current electric, single phase pump. Easily able to flood irrigate paddocks direct from bore with supplied 1 inch hose. Capable of pumping 2000 gallons per hour if a bigger pump was to be fitted. Paddocks- 20 acres fully fenced into 3 separate paddocks suitable for a wide variety of animals plus a paddock of around 1 acre that has previously been cultivated. Sewage- traditional old style septic system. Council rates- \$960 /half year (doesn't get any better than that) HOUSE Built: 2008 Ground level from the road consists of a large 3-bedroom home, master with en-suite. Open plan kitchen, dining lounge room living area. Back of the home at a lower level beneath the main home offers a lounge/dining/kitchenette area and a bedroom equipped with an en-suite bathroom. Total-Bedrooms: 4 Bathrooms: 3 Separate inside living areas: 2 Air-conditioning: Yes- 3 split systems- Upstairs living and master bedroom plus downstairs living area. Solar- YES- PV Solar system installed in 2022 to reduce your electricity bills. 8.2 KW inverter with 10.8 KW panels. Under roof outdoor entertaining areas: 6- Back veranda and side verandas with amazing views, front veranda and separate under cover entertaining area front of home plus lower level at rear. SHEDS 3-bay lock up shed with power for the cars. 9m x 7m, built in 2005. Storage shed- 9m x 4.8m with power. Lean too attached to storage shed 3.7m x 9m. Agent: Tim McCollum Ph: 0427523088 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves with any matters.