

330 Cross Road, Euleilah, Qld 4674



Lifestyle For Sale

Tuesday, 2 July 2024

330 Cross Road, Euleilah, Qld 4674

Area: 17 m2

Type: Lifestyle



Damien Gomersall

Offers Over \$399,000

Situated on 44 acres (17.8 hectares), this expansive shed with dual verandahs provides a tranquil and secluded getaway. The shed spans roughly 12m x 9m with a height of 6m. It features a spacious open-plan design housing a bathroom, toilet, kitchen, lounge, and dining area. The shed's height accommodates potential installation of a mezzanine floor. Gas ensures hot water availability, while rainwater collection totals about 6,000 gallons. A small solar power setup supports lighting, phones, and a fridge, supplemented by a backup generator for the oven and water pump. For fishing and boating enthusiasts, there's a concrete boat ramp at tidal Baffle Creek, approximately 13km away, or nearer the mouth at Flat Rock, about 23km distant. Rules Beach is a convenient 25km away. The property features bitumen road access, with a school bus stop and daily mail delivery at the front boundary. Rubbish collection services are available, and annual rates are approximately \$1,060. Coles offers home delivery services, and reliable Telstra mobile coverage is accessible. *Approximate distances: Baffle Creek 9km, Agnes Water 44km, Bundaberg 86km, and Gladstone 106km. Contact Damien Gomersall today on 0457 737 300 to schedule a viewing. *Every effort has been made to verify the correct details of this marketing although, neither the agent, vendor nor takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should make their enquiries to verify the information and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent.*