

**411 Mitchell Road, Mount Maria, Qld 4674**



**Lifestyle For Sale**

Tuesday, 25 June 2024

411 Mitchell Road, Mount Maria, Qld 4674

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 21 m2**

**Type: Lifestyle**



Sue Robertson  
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**\$660,000**

Set amongst well-established gardens gives this one bedroom home a very tropical feel. Built on 53.6 acres (21.7ha) there are 3 x powered 1 bedroom dongas, heaps of sheds, animal enclosures and an orchard. Mains power is connected and there is a feed back to the grid solar system. Lowset with overhead roof sprinklers in case of fire, the home has a lovely undercover outdoor area and two living areas. The timber kitchen is large with heaps of cupboards and cooking is done on an electric stove. One of the living areas has a slow combustion wood heater and the bedroom has built in wardrobes. The toilet and bathroom are combined and the laundry is housed in another room close by. Hot water is electric and total rainwater collection is approx 30,000 gallons - collected in 6 x 5,000 gallon tanks, all of which are interconnected. The dongas are in good condition, one is self-contained with bathroom facilities and the sheds are great, one of the sheds has a workshop at one end. You will love the raised outdoor sitting area where you can sit and overlook lawns and gardens enjoying a coffee or wine of an evening. Ranging between approx. 23m & 36m above sea level, a large area has been fenced with goat wire and divided into 4 large paddocks for goats. Goat houses are good and the paddocks have access to 2 of the 3 dams. A pump on one of these supplies water for outdoor use and the overhead sprinklers. In addition to the dams, there is an equipped bore. This really is a great property to hobby farm with plenty of chook pens, aviaries and a couple of vegetable gardens. The property itself is lovely with walking tracks through natural bushland down to fresh water Island Creek which runs through the property and has permanent waterholes and beyond. For those who like fishing & boating, you have your choice of going to Baffle Creek or Agnes Water, both an easy drive from the property. Rates are approx. \$1,300 per year, mail is delivered 5 days a week and the school bus is available for both primary and secondary school children. Telstra mobile reception is good. Approx. distances: Baffle Creek 26km, Agnes Water 52km, Bundaberg 78km, Gladstone 115km. Copy and paste these co-ordinates 24 31 43.08 s 151 48 00.97 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.