

**4703 Lowmead Rd, Berajondo, QLD, 4674**



**Rural For Sale**

Monday, 28 October 2024

4703 Lowmead Rd, Berajondo, QLD, 4674

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**

## Renovated Sweet Country Cottage 40 mins North of Bundaberg on an extra-large Lot!

Welcome to 4703 Lowmead Road, Berajondo, where you will find this hidden delightful gem on almost 1/2 acre with a charming one-bedroom spacious home plus study, outdoor entertaining deck and a double carport, surrounded by beautiful farmland. This easy to maintain sized property, with an amazing rural view and not a neighbour in sight!

This country cottage consists of 1 bedroom with built in's, the main bathroom has a nice large shower, vanity and toilet, there is a dedicated room suitable for a study or home office. The polished hardwood floors throughout are a breeze to clean. The kitchen is a full size with electric oven and gas cooktop, dishwasher and loads of cupboard space with a corner pantry. The dining, lounge room & bedroom are cooled with ceiling fans and lovely country breezes flowing right through the home. On the deck you will find a compact user-friendly laundry with its own pull-down door. The home boasts 4-metre-wide merbau timber decks so you can kick back and take in those stunning QLD sunsets. The gas hot water system is instantaneous additionally the walls & ceilings are insulated, and the gutters are covered with gutter guard, making cleaning the gutters a dream. As the home was totally renovated a few years ago there is nothing to do just move in!

Outside you will find 2 x 5,000-gal rainwater tanks that service the home and garden, a double carport and a 20 ft shipping container with timber flooring for extra storage, plenty of space for outside for extra parking. Verandas on two sides of the home, creates the ideal area for outdoor entertaining, overlooking the lovely garden beds with farmland views. The property is 31 m to 32 m above sea level and is fully fenced.

A choice of boat ramps, the closest is Baffle Creek is approx. 2.6 km at Essendean Bridge. Approx. 14 km will find Walkers Crossing. Both areas are great for swimming or fishing. If you choose you can also fish off the banks of Euleilah Creek at Horseshoe Bend (approx.19 km) or dunk the tinny in at Ferry Road or Boat Ramp Road - both around 25 km.

In nearby Rosedale you will find the local kindy and preschool to grade 12 state school, there is also a general store with petrol, hardware, post office & hotel.

The property has mail delivery a few times a week , also bin collection once a week.

School bus pick up for both primary & high school.

The area is well known for fishing, crabbing and prawns, Baffle Creek is a point of interest and Bitumen roads from north or south, there are 1 waterways and unspoilt beaches.

This area boasts a sub-tropical climate, for the perfect lifestyle retreat.

Approx. distances

- 2 Rosedale 6 km,
- 2 Bundaberg 65 km
- 2 Baffle Creek 22 km
- 2 Agnes Water 56 km
- 2 Gladstone 120 km

At a glance

- 2 Land size 1,765 m<sup>2</sup>, almost ½ an acre
- 2 1 Bedroom
- 2 1 study/ home office
- 2 1 bathroom
- 2 Ceiling fans
- 2 Electric oven
- 2 Gas cooktop
- 2 Timber flooring

- Timber decking
- Gutter guard
- Double carport
- 1 x 20 Ft shipping container
- Rates \$1663.40 full year

Contact Sonia Hancock at 0438 162 574 or Donna Chester on 0473 882 267 for more details.

Disclaimer: All information provided is approximate and buyers should conduct their own inquiries.