

**53 Boundary Drive, Widgee, Qld 4570**



**House For Sale**

Monday, 22 April 2024

53 Boundary Drive, Widgee, Qld 4570

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 7 m2**

**Type: House**



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**\$1,100,000**

Located in the picturesque farming district of Widgee, where rolling hills meet endless skies, lies a hidden gem waiting to be discovered. As you wind your way through the serene countryside, just a short 20 minute drive from Gympie, you'll find this 7.22 ha (17.8 acre) property, a haven of rural tranquillity. Driving up Boundary Drive which is a bitumen no though road, your first impression of this property is elevated rolling green hills with mature gums screening the home and infrastructure from the road. Approaching the heart of the property, you're drawn to a nicely renovated 2 bedroom home, with a new kitchen and bathroom, raked ceilings and new floor coverings. The kitchen features a large freestanding duel fuel stove and extra large fridge space. In the lounge room is a wood burning fireplace and air-conditioning. Verandahs on two sides are perfect to relax and unwind or take in the night sky beside the firepit. This home offers privacy and seclusion, a peaceful retreat from the hustle and bustle of everyday life. But perhaps the most exciting feature of this property lies beyond the house, a fully registered butcher shop, buzzing with activity as it operates as a highly lucrative home business. Each year sees growth and success, a testament to the endless possibilities that await. With separate access for delivery trucks, it's the perfect setup for a young butcher looking to carve out their niche without the overheads of a complex butcher shop. Features include; \* Fully fenced with sturdy sheep wire. \* 2 large dams - one spring fed with pump and header tank. \* Bitumen road frontage. \* Modern 2 bedroom home with verandahs. \* Steel cattle yards. \* Solar grid fed system. Backup generator power connection in place. \* Outbuildings including double lockup garage and carport, chook pen and enclosures. \* Fully Licensed Butcher Shop with cold room. For those with a discerning eye and a taste for rural living coupled with entrepreneurial flair, this property offers the opportunity of a lifetime. A full list of inclusions and figures is available to serious buyers, inviting you to embark on this journey of discovery and possibility. Don't let this opportunity slip away, seize the chance to make this rural dream a reality. CONTACT Helene Haack on 0417 184884 or Ian Partington on 0407 746280 - 7 days a week. Established in 1839, Elders Real Estate Australia boasts a legacy spanning 185 years. With a rich history of excellence and a track record of success, we pride ourselves on our award-winning agency profile, which showcases over a century of combined experience in assisting our valued clients. Our team is dedicated to delivering unparalleled service, leveraging our extensive knowledge and expertise to meet the unique needs of each individual we serve. Whether you're selling, buying, or investing in real estate, you can trust in our time tested tradition of professionalism, integrity, and results.