



## CHARACTER HOME WITH HUGE SHED ON 30 ACRES

4
 1
 8
 12.14 ha

Welcome to this beautiful 30 acre river front property located just minutes from Tiaro in a lovely rural setting. Incorporating a home, multiple sheds on acreage with a river, this property is sure to impress.

**Home:** This home has plenty of old school charm, with plenty of room for a large family. There are two living areas, 4 bedrooms, 1 large modern bathroom, a spacious modern kitchen and an undercover outdoor area.

- Lounge room has a large wood burner as well as a split system air conditioner.
- Kitchen has plenty of storage, a dishwasher and a huge oven perfect for the chef in you.
- Two of the bedrooms have ceiling fans with 16ft ceiling and an additional bedroom has a split system air conditioner.
- Bathroom has a spa bath, large shower and a separate toilet.
- Large outdoor undercover living area for outside entertaining.
- House is high and dry on the upper riverbank capturing the breezes and views from the lower river flats.
- House and shed connected to large silent diesel generator so if main power goes out backup generator can be used.

**Price** \$970,000  
**Property Type** Residential  
**Property ID** 854  
**Land Area** 12.14 ha

### AGENT DETAILS

Pete Angle - 0438 864 158  
 Keryn Angle - 0434 379 533

### OFFICE DETAILS

One Agency Gympie  
 0438 864 158

**ONE** AGENCY  
 GYMPIE

- House yard has large sprinkler system so green lawns all year round.
- Chook pen complete with chickens
- 1 beehive with bees
- Galvanised steel gateways and house yard dog proof fencing
- Large green house with raised garden bed for all your veggies
- 2 viking fishing pro Gt canoes plus trailer.
- Solar system 9.9kw on shed.
- Security system with 4 cameras / large monitor and recorder

#### Shed

- 6m x 6m shed in house yard with concrete floor and power.
- 4m x 4m timber garden shed with concrete floor and power.
- 10x 8m timber barn with new 2 x bay steel framed extensions.
- 16m x 12m x 4.5m high colourbond shed with 4m wide awnings down both 16 m sides totalling 320m<sup>2</sup> of under-roof space.
- Over 400m<sup>2</sup> of concrete including drive through ramps and rainwater tank pads
- 3.6 wide x5.2 high roller doors to allow the cool breeze up from the lower river flats
- 2 roller doors on side of large roller door and 2 roller doors on side of shed.
- Ample power points on 10 and 15amps circuits plus lighting to all areas inside and out
- Main section lockable with security screens on 4 windows for constant ventilation.

There are two paddocks which are fully fenced and include:

- Extensive underground watering system 2inch poly with 2 mega litre domestic allowance from the Mary River.
- Diesel Pump.
- 2 x dams connected to system.
- 20,000 gallons (90,000 lts) of rainwater storage.
- 1 x 3,000lt water tank
- 1 x 5,000lt water tank

Over 80 fruit trees planted in house yard in rich river soil which include:

Bananas, nectarine, mandarin, orange, lime, lemon, guava, pecan, paw paw, custard apple, figs apple, nashi pear, mulberry, lychees, mango, dragon fruit, passionfruit, cherry all of which are connected to the water system.

The property also has:

- River access with boat ramp
- Potential for Campground down on river flats

- 2 x shower, 2 toilets and large room already built adjacent to the riverbank.

Don't miss out on the chance to become part of the fantastic and close-knit community. Get in touch and arrange an inspection with Pete today!

Although ONE Agency Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. ONE Agency Gympie urge all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*