

# 8 Heronvale Road, Bowen, Qld 4805



## Acreage For Sale

Tuesday, 31 December 2024

8 Heronvale Road, Bowen, Qld 4805

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1 m2**

**Type: Acreage**



Kelsi Gaudry

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## **Spacious 5-Acres with Solid Block Home, Income-Generating Studio, and Extensive Sheds & Machinery**

This solid block home set on 5 acres that was once a tea farm offers a spacious and functional layout, perfect for comfortable living. The open-plan dining and timber kitchen area is fully air-conditioned, ensuring a cool and comfortable environment year-round. A large, separate lounge room provides additional space for relaxation or entertaining. All 3 bedrooms are carpeted and airconditioned, adding coziness to each room. Convenience is key, with a large indoor laundry and a 1-bay garage featuring a sink and storage for added utility. The property also boasts a full-length undercover entertaining area at the front and back, ideal for gatherings or enjoying the outdoors. In addition to the main residence, there's a versatile studio with power, along with a 1-bay garage, providing extra space for work or hobbies. A 2-bay block shed with power and roller door is also included, offering abundant storage or workshop potential. PLUS a self-contained studio cabin with a kitchenette is currently rented at \$250 per week, providing a steady income stream. The cabin has been freshly painted and updated with new flooring, adding to its appeal. This property is equipped with valuable machinery, including a Kymco 4x4 and trailer, Spot Ranger Spray Rig and Massey Tractor and Slasher, ensuring you're well-equipped for any agricultural or maintenance needs. Additionally, the property features a septic system, 5kW solar power, and 5 rainwater tanks, promoting sustainability and reducing utility costs. A 6m bore with a solar pump further enhances the property's self-sufficiency, however the property is also on town water. This property offers a unique combination of space, functionality, and income-generating opportunities, all set in a tranquil and well-equipped setting. It is a very special property and ones like this don't pop up too often so get in touch NOW!