

**33A Atkinson Rd, Bli Bli, QLD, 4560**

**AMBER WERCHON**

**Acreage Semi-rural For Sale**

Thursday, 24 October 2024

33A Atkinson Rd, Bli Bli, QLD, 4560

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: Acreage Semi-rural**



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## **Stunning Dual Living Property with Breathtaking Hinterland Views!**

Amber Werchon Property presents an exceptional opportunity at 33A Atkinson Road, Bli Bli-a beautiful income-producing property set on 3,838 square metres, just under one acre, perched atop rich, nutrient-filled soil.

The main residence features three generously sized bedrooms and two well-appointed bathrooms. As you enter, the expansive living area, complete with a cozy fireplace, welcomes you with breathtaking views of the hinterland through large sliding doors that lead to a stunning covered deck, perfect for entertaining guests. The tidy kitchen, with a separate dining area, complements the home's design, providing functionality and style.

Key features include beautiful polished timber floorboards, a master bedroom with ample storage and an ensuite, two additional bedrooms with impressive storage solutions, and a main bathroom with a bath. The oversized lounge room, equipped with a large combustion heater, creates a warm atmosphere, while an office nook off the lounge adds versatility for work or study. Additional amenities include new ceiling fans throughout, a 6 kW solar system for energy efficiency, and both water tanks and mains water for convenience.

The property is further enhanced by an expansive one-bedroom cottage featuring a modern kitchen, bathroom, and lounge room with picturesque views. A sunroom, car space, and a separate office/storage area downstairs complete this charming cottage, which is currently rented for \$500 per week.

Surrounded by established gardens with citrus, mango, and peach trees, this property also backs onto the beautiful Norman Lyell Park and conservation reserve, offering sprawling green spaces without the maintenance. Elevated and extremely private, it includes a four-car carport with abundant storage.

L Werchon Pty Ltd in conjunction with Amber Werchon Property.