

**42 Olive Grove Drive, Adare, QLD, 4343**



**Sold Acreage Semi-rural**

Sunday, 10 November 2024

42 Olive Grove Drive, Adare, QLD, 4343

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 10**

**Type: Acreage Semi-rural**



Allison Vinckier

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### **3.2 ACRE RURAL RETREAT WITH CERTIFIED A1 DWELLING TO LIVE IN!**

Located in a quiet "rural lifestyle" estate just 10 minutes from the township of Gatton is this potential packed property that presents the tree change you have been looking for!

There is so much potential here at the property, from the use of it as a weekender, or as a property that could easily accommodate a work from home opportunity based on the shedding and improvements, or the fact that the Granny flat is already here if you want to establish a brand new residence. And the beauty is you could live in the fully approved Class 1A dwelling with fitted out living quarters while you build!

The goliath A1 dwelling or "shouse" is 16m x 21 metres in size, and includes 3 sections comprising of 16m x 5 metres with an additional 6m x 16m pergola. Both wings are utilised for living space while the middle bay with extra height 3m roller door can fit even the largest of caravans or RV's. This middle section is fully insulated, has had a sliding glass door retro fitted on the front of the shed and there is a mezzanine level ideal for storage in this section as well.

The living space is just like a normal home with plasterboard walls and ceiling, insulation, air conditioning and fans and is fitted out with a combination of floor cladding and tiles. It has a good sized kitchen with gas cooker and open plan dining and living space with the pergola accessible directly from this area. There is a separate bedroom with sliding doors to the exterior and a bathroom with shower, vanity and stunning clawfoot bath.

The other wing is an ideal formal lounge or games room area, and with a wood heater, tiled floor and open plan living space is just so practical and useable, whether you want to create more bedroom area or have room to entertain separately from the kitchen and living wing. There is another 3m high roller door with a 1 bay shed space adjoining to use for the main family car or as another lockable storage area.

Other features include the 6.6 KW Solar system on the shed connected to the grid, connection to full pressure town water, 2 x 9000 litre rainwater tanks, dam, separately fenced 1/2 acre animal paddock with elevated shelter ideal for goats. There is another open workshop that is 12m x 25m with excellent 3.6m high clearance that has a 3000 litre tank connected. The fully fenced (chainlink) yard is landscaped with a gravel driveway and privacy hedging along the concreted curbing.

Situated near to a thicker bush paddock at the rear, there is wildlife like wallabies and a variety of birdlife amongst the trees, and the position is so quiet - it really feels like a retreat!

So if a rural and quiet country lifestyle is calling you - then look no further! Contact Allison Vinckier on 0423 301 315 to arrange to view.