

**108 Yeltukka Road, Wilsons Pocket, QLD, 4570**



**House For Sale**

Wednesday, 18 December 2024

108 Yeltukka Road, Wilsons Pocket, QLD, 4570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



Hayley Stephen

## Simply, One Of A Kind!

Welcome to 108 Yeltukka Road, Wilsons Pocket, a sprawling acreage that promises a serene semi-rural lifestyle with added convenience for business owners, remote workers, and farming enthusiasts. This stunning property, nestled on 12.02 hectares of very fertile land, offers breathtaking 260-degree views and a wealth of amenities that cater to both work and leisure.

The main residence is a robust block, lowset 80's home, boasting three air-conditioned bedrooms, including a master with a walk-in wardrobe, and a second bedroom with built-in storage. Recent renovations have infused modern comfort, including a new kitchen with 40mm stone benchtops, dual fridge space, and a walk-in pantry. The expansive bathroom features a sizable shower, complementing the internal laundry.

A separate unit serves as a second accommodation or studio apartment, with soaring 4-metre-high ceilings, air-conditioning, kitchenette, and private bathroom. Both dwellings benefit from independent septic systems, electric hot water, and water tanks.

The property is a paradise for hobby farming or commercial agriculture with an array of over 50 varieties of fruit trees, including avocados, macadamias, lychees, and citrus fruits, supported by a massive 160,000-litres of water storage tanks and irrigation systems. A 10kw solar system with 3 phase power underscores the estate's sustainability, along with established veggie gardens.

The substantial shed includes a fully lined interior, concrete floor, and high-clearance roller door, ideal for a variety of uses. A former shop front, "The Pineapple Tree Café", comes with high ceilings and air conditioning, presenting a unique opportunity for a home-based business and is currently used as an artist's studio.

With covered parking for six vehicles and two substantial undercover entertaining areas, this property is designed for those who dream of expansive rural living without sacrificing convenience. Experience the tranquil beauty and boundless potential of 108 Yeltukka Road, Wilsons Pocket your perfect haven for a balanced lifestyle and entrepreneurial spirit.

### Land

- 📍 12.02ha with 260-degree views
- 📍 Very fertile soil
- 📍 Many subtropical fruit trees
- 📍 Tanks & irrigation
- 📍 Access to Tinana creek for domestic use (house, garden & stock)
- 📍 Approximately 160,000 litre water storage
- 📍 10kw solar with 3 phase
- 📍 Council maintained access road

### Shed

- 📍 Block, lowset
- 📍 Fully lined
- 📍 Concrete floor
- 📍 Fixed shelving
- 📍 Power all around
- 📍 3 phase
- 📍 Hot and cold water, sink & wash area
- 📍 High clearance remote opening roller door
- 📍 PA door
- 📍 4 bay awning with concrete flooring

### Shop front/Studio

- 📍 Huge area

- ☒ High ceilings
- ☒ Previously used for coffee & souvenir shop, currently an artist's studio
- ☒ Kitchenette
- ☒ Internet connection
- ☒ Air conditioning
- ☒ Large undercover entrance
- ☒ Parking

#### Main House

- ☒ Block, lowset, 80's
  - ☒ 2 x electric hot water systems
  - ☒ 3 bedrooms, all with aircon
  - ☒ Master bedroom with walk in wardrobe
  - ☒ Second bedroom with built in
  - ☒ Tiled flooring, new led lighting, painted in the last 5 years
  - ☒ New kitchen with 40mm stone bench tops, 2 fridge space, aircon, electric cooktop and oven, walk in pantry
  - ☒ Air con in every room
  - ☒ Big bathroom with big shower
  - ☒ Big internal laundry
  - ☒ 2 x big undercover entertaining areas
  - ☒ 2 bay garage with new ceiling & electric roller door
- #### Unit / second accommodation dwelling
- ☒ Huge ceilings 4m high
  - ☒ Set up like studio apartment
  - ☒ Bedroom, kitchenette, tiled, aircons, insulated ceiling, storage area
  - ☒ Air conditioned
  - ☒ Own septic and water tank and hot water
  - ☒ Bathroom with shower, toilet and vanity
  - ☒ Can access shed/workshop internally

Don't miss this incredible opportunity to make this acreage oasis your own - get in touch with Lyle Mutzelburg on 0459 195 484 today.

Information in this advertisement comes from sources we believe to be accurate, but its accuracy is not guaranteed. Interested parties should make and rely on their own enquiries.