

**11 McPherson St, Rosedale, QLD, 4674**

**House For Sale**

Tuesday, 19 November 2024

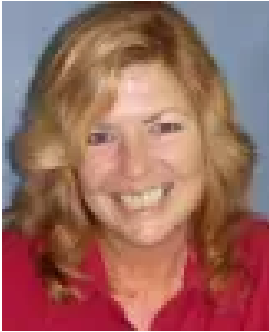


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**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Sue Robertson

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## REAL CHARACTER IN A COUNTRY TOWN

### REAL CHARACTER IN A COUNTRY TOWN

Located in the charming town of Rosedale sits this quaint country home with cottage on 1,581m<sup>2</sup> and it's priced to sell. The home is timber, lowset with 2 bedrooms and has a lovely verandah across the front and down one side to catch the cool breezes. Coming in off the lounge room is a large kitchen and dining area with gas cooking and electric hot water. A two way bathroom incorporating a toilet and shower over the bath completes the home. Rainwater collection is approx. 2,500 gallons and there's an outside laundry with paving to the house.

Located at the back of the house is a good sized cottage which would be perfect for a hideout for the grandchildren, storage or even with a bit of TLC a guest room.

Plenty of room for the tinny or that extra vehicle with a 2 bay carport off the side of the house as well side access to a 2 bay shed in the backyard.

The fully fenced property slopes towards the back of the block and the surrounding trees create a country feel. 54m above sea level, the house is located only 16km from a concrete boat ramp on beautiful Baffle Creek.

Rosedale offers a post office, hardware, general store, hotel, pre-grade 12 school and great food at the Tiny Tea House. Rates are approx. \$1,020 per year.

Approx. distances: Baffle Creek facilities 29km, Agnes Water/1770 63km, Bundaberg 58km and Gladstone 127km.

If you would like to look at the property on google earth, copy and paste these co-ordinates: 24 37 49.71 s 151 54 49.93 e into google earth and they will bring up the property for you. A satellite image showing boundaries and other relevant maps can be emailed to you if you would like to contact me.

The Baffle Creek District offers a beautiful estuary system with fantastic fishing & crabbing and quiet beaches. Our sub-tropical climate is arguably the best on the east coast of Australia offering surf beaches free of crocodiles and box jellyfish. School buses service the entire area. If you would like a map of the area emailed to you, feel free to ask.