

**170 Zillmann Road, Wallaville, QLD, 4671**



**House For Sale**

Thursday, 24 October 2024

170 Zillmann Road, Wallaville, QLD, 4671

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 9**

**Type: House**



Kelly Weller

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## "170 Zillmann Road, Wallaville"

If you're looking for a renovation project packed with potential and Queensland charm, this low-set beauty close to town could be your next opportunity! Set on a generous 2,686m<sup>2</sup> fully fenced allotment, this classic Queensland home has all the features you'd expect, including charming casement windows, high ceilings, and a welcoming front porch-perfect for relaxing and taking in the fresh air.

Inside, the home offers plenty of space with a central living room, a spacious kitchen and dining area complete with an electric stove and dishwasher, and two large bedrooms. There's also a sunroom, which could serve as a peaceful reading nook or extra living space, and a sleepout that offers even more flexibility. Need a third bedroom or some office space? There's a versatile room that can serve as either, offering plenty of options to suit your needs.

The family bathroom includes both a shower and bathtub, with a separate toilet for convenience. The internal laundry, electric hot water, and generator-ready setup add to the home's practicality.

Outside, you'll find a 9m x 3m three-bay shed with a concrete floor, power, and lights, plus an enclosed awning and a front awning for extra storage or workspaces. Behind the shed, there's a four-bay carport, two relocatable single carports, various garden sheds, aviaries, and shade houses with irrigation-perfect for green thumbs or hobbyists. The property also boasts an established fruit orchard and a rainwater tank plumbed to the kitchen, providing a sustainable water source.

This property offers town water, septic, mobile phone reception, and fixed wireless NBN, ensuring you stay connected while enjoying the peaceful country lifestyle. Rates are approximately \$1,255 per half-year, and the property is conveniently located just 2 minutes from Wallaville Store, 3 minutes from Wallaville State School, and 9 minutes from Gin Gin. You're also within easy reach of Childers and Bundaberg for more extensive amenities, including the Bundaberg Airport, just 45 minutes away.

Please note, this property is sold in "as is, where is" condition-offering you the perfect blank canvas to create your dream home or investment. With so much potential and a great location close to town, this is one opportunity you won't want to miss!

### At A Glance

#### Home

- Low Set Queensland Home
- Porch at the Front of the Home
- Queensland Charm including Casement Windows and High Ceilings
- Sunroom
- Central Living Room
- Spacious Kitchen/Dining Space with Electric Stove & Dishwasher
- 2 x Spacious Bedrooms
- Office/Possible 3rd Bedroom
- Sleepout
- Family Bathroom with Shower, Bathtub & Vanity
- Separate Toilet
- Internal Laundry
- Generator Ready
- Electric Hot Water

#### Property

- 2,686m<sup>2</sup> Allotment
- Fully Fenced
- 3 Bay Shed approx. 9m x 3m with Concrete Floor, Power & Lights

- Shed has an enclosed awning on one end as well as an awning at the front
- 4 Bay Carport at the Rear of the Shed
- 2 x Relocatable Single Carports
- Various Garden Sheds & Aviaries
- Shade Houses with Irrigation
- Rainwater Tank plumbed to Kitchen
- Established Fruit Trees

Additional Information

- Rates \$1,255.00 per half year
- Town Water
- Septic
- Mobile Phone Reception
- Fixed Wireless NBN Available
- Rubbish Collection
- Mail Delivery
- School Bus Nearby

\* PLEASE NOTE THE PROPERTY IS SOLD IN AN "AS IS, WHERE IS" CONDITION\*

- 2 mins to Wallaville Store (1.2km)
- 3 mins to Wallaville State School & Bus to Gin Gin High School (1.6km)
- 9 mins to Gin Gin (12km)
- 30 mins to Childers (44km)
- 45 mins to Bundaberg Airport (62km)

To book your private inspection, contact Kelly today on 0413 445 101 today.

\*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.