

**682 Kuttabul Mount Jukes Road, Kuttabul, QLD,
4741**

Raine&Horne.

House For Sale

Thursday, 21 November 2024

682 Kuttabul Mount Jukes Road, Kuttabul, QLD, 4741

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Type: House



Janet Williamson

Two Dwellings, Big Shed & a Golf Course!

Set on approx. 2.29 ha or 5.65 acres of usable land, this lifestyle block offers a wish list of outdoor activities, including a 9-hole golf course & there's plenty of impressive landscape on this acreage living for the youngsters to ride motorbikes, perhaps get a horse or some chooks & farm animals.

This classic Queenslander showcases a thoughtful design with locally sourced timber posts elevating the home, allowing ample natural airflow beneath and throughout. The pitched roof ensures efficient ventilation, keeping the interior cool, while the partly enclosed U-shaped veranda frames stunning vistas of the surrounding landscape. Inside, the character-filled home boasts tongue in groove walls & exquisite timber floors, complemented by a harmonious blend of louvres, casement and hopper windows, and French doors, all strategically aligned to enhance cross-ventilation and embrace the tropical lifestyle.

- ☑ The staircase leads directly to the kitchen, which features timber countertops, a breakfast bar, a gas cooktop, a fan-forced oven, a walk-in pantry, a microwave cavity, & an open fridge space.
- ☑ The dining room benefits from the comfort of split system air conditioning from the shared living area and offers direct access to the veranda.
- ☑ All three bedrooms, featuring French doors, branch off the central corridor, with the air-conditioned master bedroom adjoining the lounge room, which hosts a potbelly stove and opens onto the veranda.
- ☑ The main bathroom, positioned privately at the end of the veranda, features a vanity, shower, and toilet.
- ☑ The underfloor area includes a utility room, a combined second bathroom and laundry, and practical undercover parking.
- ☑ Generator is wired.

The farm cottage offers a charming connection to nature, with its pleasant floor plan and rustic exterior featuring original roofing iron repurposed for the outer walls. Its character is enhanced by a harmonious mix of casement, hopper, and louver windows, blending style with practicality.

- ☑ Designed for a lifestyle of simplicity and slow living, the home features a functional kitchen with a gas upright stove, single sink with drainer, cupboards and shelves, pantry, open fridge space, and room for a sensible dining table and chairs, all set in a light-filled atmosphere created by louver windows. The back door leads to steps descending to the laundry and storage area.
- ☑ The air-conditioned lounge room has a modern touch with floor tiles that seamlessly blend with the rustic-finished doors.
- ☑ Enjoy comfort in the air-conditioned queen-sized master bedroom, complete with an ensuite featuring a timber vanity, shower, and toilet.
- ☑ Privately positioned, the veranda offers a serene retreat where you can relax and be mesmerized by the peace and quiet.
- ☑ Cottage has been restumped.
- ☑ Water tank beside the cottage aided with a bore pump or gravity fed from top tank. Septic behind the cottage.

The 12 vehicle shed with 240volt power includes the car hoist, generator, 1000L diesel tank & the John Deere 1050 & Jacobson 168D 4WD slasher mower.

- ☑ Well tanks feed all garden taps & hoses, & both homes can be fed from well water as a back up.
- ☑ 2x 2700L fresh water tanks. Pressure pump feeds fresh water from rain tank. 5 water tanks in total.
- ☑ Windmill will never run dry.
- ☑ Neilsons Creek borders the Southern end at the bottom paddock of the property & flows all year round.
- ☑ Fully irrigated golf course is pumped from the creek.
- ☑ Wire fencing on existing boundaries.
- ☑ Rates per half year - full amount \$1,279.36. Prompt payment amount \$1,213.61.

Travel distances:

- ☑ Approx. 11 minutes drive to Hampton State Primary School.

📍 Around 34km to the nearest Secondary School is Mirani State High School.

📍 Closest to Marian Town Centre.

This well maintained property has country advantages that will excite & inspire with a lifestyle of variety & rural balance. Imagine inviting the coworkers for a Day on The Green & as they play, they too can witness the stunning forefront view of Mt Jukes. Oh & btw, there's an outhouse on the course!

For Sale: By Expressions of Interest closing 4th December 2024