

**155 Top Waterloo Road, Waterloo, Qld 4673**



**Lifestyle For Sale**

Friday, 3 January 2025

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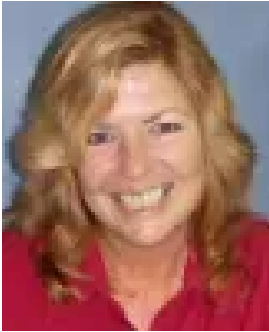
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 45 m2**

**Type: Lifestyle**



Sue Robertson

0439356272

**\$600,000**

Surrounded by plenty of gum trees on these lovely 111 acres (45ha), the 2 brm home has mains power connected and offers you a private and peaceful lifestyle. Approx. 30 mins from Bundaberg, the home has an air-conditioned, open plan kitchen, dining & lounge room which has a slow combustion wood heater and office area. The kitchen has a large pantry and cooking is done on a gas stove. Off the kitchen is a dishwasher and laundry. Both bedrooms are a good size and the bathroom and toilet are separate. Off the back of the home is a large undercover entertainment area with bar and pool table. These items can be left if you would like them. There is a BBQ area, firepit and spa bath. Hot water is solar and total rainwater collection is approx. 10,000 gallons. There is a pergola along part of the home which is growing passionfruit, and some fruit trees have been planted including Mango & Lychee. Nearby is a large machinery shed/carport. Ranging between approx. 54m & 78m above sea level there are 3 dams and the property backs onto Littabella Creek which is seasonal but has a permanent waterhole. Water is pumped from one of the dams to a tank and used for gardens and outdoor use. Approx. 15 acres has been cleared and is zoned white meaning it can be kept cleared if you wish. The remainder of the property is timbered with some lovely Gum Trees throughout. For those who love fishing, 21km will take you to the mouth of the Kolan River or Norville Park Beach. Alternatively, you could go up to Winfield and fish in tidal Baffle Creek. Mail is delivered 2 days a week and the school bus stops close by for both primary & high school children. Rates are approx. \$739 per half year. Approx. distances: Yandaran 8km, Bundaberg 40km, Gin Gin 36km, Gladstone 160km, Bruce Highway 26km. Copy and paste these co-ordinates 24 44 57.88 s 152 01 46.91 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.