



FOR SALE

HORSE HEAVEN - IT'S ALL HERE

Ian & Janelle Pye are your Professional Local Gympie Area Agents.

This magnificent 20 acre property has a magnificent mountain backdrop and has just become available in the centre of the local horse fraternity of Widgee. This is a renowned top spot for anybody with their horses with plenty of options when it comes to trail riding or you can be part of the many horse events regularly held in the Widgee area.

This property is prime for horses with the infrastructure already in place as the property has been previously used as a horse breeding farm. The vast flat clean paddocks and the improved pastures provides a safe haven for your livestock. There is a set of 4 well constructed block stables, a laneway to the boundary creek and a water bore and then there is a huge dam to provide water throughout any seasonal dry spells.

The home is a lowset 4 Bedroom, 2 bathroom home including ensuite, a great kitchen with a new cooktop, air-conditioning and fireplace in the main living area, air-conditioner in the main bedroom, new carpets to 3 bedrooms and newly painted walls throughout. This home is ready for you to move straight in so you can enjoy the rural lifestyle the property offers.. If you like to entertain outdoors there is a very large outdoor covered area with barbecue. There is a very large machinery shed with a closed in workshop in one end and a 3Kw back to the grid solar electricity system installed. The property is just a kilometre or so from the convenience store of Widgee offering groceries, cafe, pub outlet, Australia post and fuel supplies, otherwise it is a 15 minute drive to the main Woolworths' shopping and medical facilities in Gympie Southside. This property is a rare specimen indeed with its specialised infrastructure. Inspections are 'By Appointment' so if you consider this to be just what you have always wanted, you need to move now so you don't miss this one off opportunity to have one of the very best properties on offer anywhere in the area.

Due to the nature of the sale, this property is being sold "as is".

Features of 88 Cole Road:

- 4 Bedroom Home on 20 Prime Acres
- Ensuite with New Wall Sheeting
- Excellent Kitchen/Dining Area
- New Cooktop & Sink Mixer
- Pantry plus Dishwasher and Wall Oven
- Living Area with Air-Conditioning & Fireplace
- New Carpets and Paint
- Large Laundry

4 BED | 2 BATH | 10 CAR

PRICE:

O/O \$465K Horse Heaven

OPEN FOR INSPECTION:

N/A



Ian and Janelle Pye

0437778111

ianpye@atrealty.com.au

www.atrealty.com.au



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.