48 GOWLETT ROAD, HADEN, QLD, 4353









SOLD

QUALITY PROPERTY, LARGE HOME, SOLAR, SHEDS AND BORE.

"Bottle Tree "
This privately located 19.75-hectare property overlooking picturesque rural valleys is surrounded by rolling hills and features the beautiful iconic bottle trees.
The fully fenced property comprises of vine scrub country with soft basalt soils. Open flats pastured with a mixture of Rhodes, Kikuyu, Creeping Blue Grass, Green Panic, and native grasses, ideal for fattening livestock, complemented with a balance of treed gullies .The solar powered stock and domestic bore services a trough and extensive gardens, and water security is maintained with the 25000-litre header tank with a second tank connected into the laundry.
Power to the property incorporates a mains-power connection, 62-amp 3 phase power available if required, as well as a 5KW solar system.

Built in 2012, the expansive five-bedroom 370m2 Ardenvale Home encompasses a 60m2 covered outdoor living space accessed through the open plan living area. In addition to the 9ft ceilings and wide hallways the home offers a series of features, including:
• 5 double-bedrooms, all with walk-in robes. The main bedroom includes a separate ensuite
• Sewing-craft room
• Study with built-in bench desk and shelves
• Laundry
• Main bath suite incorporates a bath/shower/toilet, separate toilet, powder room and walk-in linen room
• Open plan living area involves: The dining area and substantial kitchen comprise extensive benchtops and storage with a second utility sink, Smeg electric oven and gas cooktop, rangehood and dishwasher as well as a large walk-in dry pantry. The 2 living areas include both a spacious family room and generous sitting room
• Utilities include: reverse cycle air-conditioning to the main living area and the main bedroom. Telecommunications consist of satellite TV as well as mobile phone and fixed wireless internet providing coverage throughout the house and studio.
• A reservoir of 92,000 litres of rain water supplied through a series of interconnected tanks is plumbed into the home.
Other features include:
• Shed: 12m x 7.5m construction with concrete floor, work shop area and accommodates 3

5 BED | 2 BATH | 3 CAR

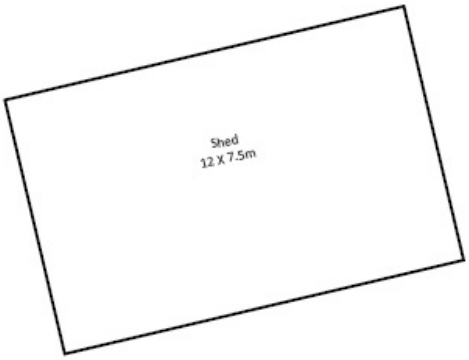
PRICE:
$930,000

OPEN FOR INSPECTION:
N/A



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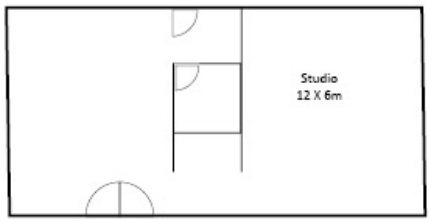
Ths plan is for representational purpose only.
All dimensions and placements displayed are approximate and should not be relied upon.



House 369.70m² *Internal 307m²* *External 62.54m²*

Shed *90 m²* *Internal 67.5m²* *External 22.5m²*

Studio *72m²*



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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.

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