

4 SIMS ROAD NORTH, OAKHURST, QLD, 4650



L BOUNDARIES APPROXIMATE

**SOLD**

## BIG RURAL RESIDENTIAL ACREAGE, VERY NEAT HOME.

Do you want some real space to move? And a unique designed home? And close to town?? Horses or livestock, a big shed or bringing a truck home with the trailers on? Maybe you can see the potential of owning a larger property within striking distance of local industrial developments. With the Queensland Rail / Downer train factory commencing and ongoing expansions at Maryborough's Industrial estates this area it's very difficult to find a large property that's close to town and close to the Bruce Highway. Just 10km from Maryborough Post Office in the town centre.

Plus Rural Residential zoning which can support subdivision subject to Council approvals.

- 15.15ha / 37.4 acres
- 2 street frontages, easy access for large vehicles
- Lovely split level home, designed for natural light, cross breezes and open plan living.
- Recently professionally painted inside and new carpet laid.
- Upstairs main bedroom, walk in robe & ensuite, plus office/ nursery / spare room
- Loads of storage built in everywhere
- Large kitchen, well designed for the entertainer or serious cook
- Open living / dining / kitchen, with high raked ceiling opening onto verandah
- 5 bay shed and sparkling pool and spa.

This is a great location, you can have the lifestyle you are chasing without having to travel out into the bush every day. It's a pretty level block, close enough to the river to pick up the breeze, and at least 30m above the river so no worries about flooding. Most trees out on the block are either regrowth from previous clearing or really nice mature gums.

Afternoons on the verandah looking out at the gums will be sorely missed by the family after decades on the property, but times change so now it's your chance to take over and bring your family through living the outdoor life.

Check out the location - just a short drive to Riverside College, Fraser Coast Equestrian Centre and Bruce Highway roundabout (8 minutes); Maryborough Hospital in under 10 minutes; major shopping centre / CBD within 15 minutes. It's about 35 minutes to the beaches of Hervey Bay, even less to Burrum Heads beach, and about 20 minutes to the proposed Train manufacturing facility in Torbanlea.

**3 BED | 2 BATH | 5 CAR**

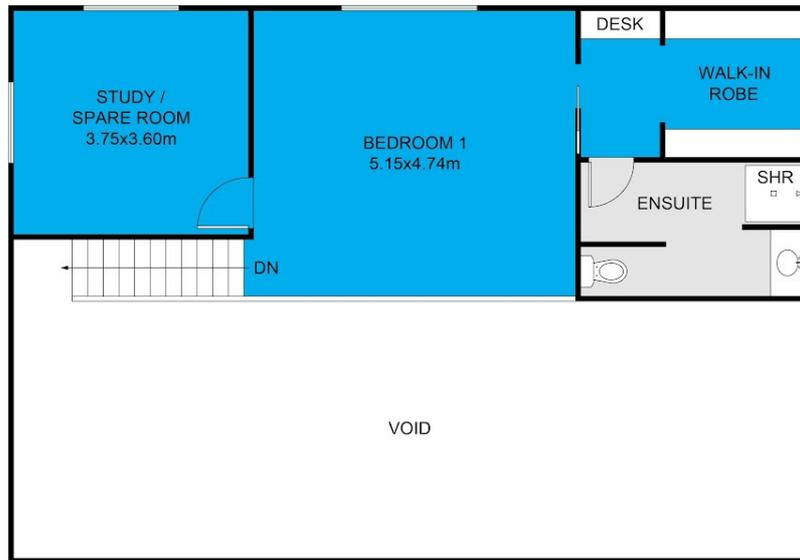
**PRICE:**  
\$1,000,000

**OPEN FOR INSPECTION:**  
N/A



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Lower Dwelling: 52.36 Sqm  
Mid Dwelling: 61.17 Sqm  
Upper Dwelling: 56.13 Sqm  
Verandah: 30.48 Sqm

Total Combined: 200.14 Sqm

### UPPER FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

4 Sims Rd Oakhurst Qld

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.