



SOLD

ESCAPE THE HUSTLE AND BUSTLE WITH THIS TRANQUIL LIFESTYLE PROPERTY IN CLOYNA. 2 DWELLINGS, SOLAR, AND 3 DAMS ON 44 ACRES.

This great lifestyle property offers dual living and is located just 15 minutes from the thriving town of Murgon. This property offers a unique opportunity for the larger family, creative types, or someone looking to become self-sufficient whilst having the tree-change lifestyle.

The Guest house/ Artists Retreat features a comfortable two-bedroom dwelling with a spacious artist's studio/ Hobby room that can be used as an additional bedroom or office. The open-plan kitchen, dining, and lounge area boasts unique tiled flooring and is complete with gas appliances (oven and hot water System). Stay comfortable year-round with wall unit air conditioners and a cozy wood heater in the living area. The bathroom boasts a large shower cubicle, toilet, and vanity.

Outside you will find and enjoy the large undercover patio area surrounded by established gardens and raised garden beds. You'll be spoilt for choice harvesting fruit from over 70 different fruit trees, providing a delightful oasis in your backyard. With two 5000gal rainwater tanks plumbed to the dwelling and two more catching the rainwater from the three-bay machinery shed, you'll have plenty of water for your garden. This property is set up for completely off-grid living, thanks to a solar system with 32 panels and 24 batteries for storage.

The main residence is a Queenslander home raised on new stumps with the added benefit of being able to build addition rooms downstairs due to the ceiling height, power, water and drainage already set-up. With two generous bedrooms, a bathroom, and a spacious deck, this charming home offers a peaceful place to take in what this property has to offer. The kitchen is fitted with a gas stove and new fridge, and the bedrooms and lounge area all have ceiling fans and polished timber floors. The house is also equipped with a solar system with 16 panels and battery storage, ensuring sustainable living and no utility bills.

The 42 acres is fully fenced into 4 paddocks and a laneway, with three generous deep dams providing ample water supply. The timber yards with tack room and water trough are perfect for someone to run a few head of cattle and horses. The selectively cleared paddocks are now

4 BED | 2 BATH | 5 CAR

PRICE:
\$675,000

OPEN FOR INSPECTION:
N/A



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