

# FOR SALE

6  | 3  | 12 

197 OLD GAYNDAH ROAD, DUNMORA, QLD, 4650



## "KARALEE" A RARE GEM ON THE OUTSKIRTS OF MARYBOROUGH

Welcome to this beautiful 100+ acre property that combines space, privacy, and endless opportunities! The centrepiece is a spacious, solid timber 5 bedroom home featuring 360 degree verandas, 420sqm in total with ducted reverse cycle air conditioning for year-round comfort, and a cozy fireplace to keep you warm on the occasional chilly night.

Need extra space? You'll love the fully-equipped one-bedroom teenage retreat with air conditioning—perfect for guests or extended family. It's around 65 square meters of comfy living space with further upstairs potential.

For those who need space to tinker, there are three high-quality sheds, each featuring concrete floors, two of which have power, along with ample adjoining covered areas. Whether you're a hobbyist, tradesperson, or just need storage, these sheds have you covered. The main shed even has a mezzanine level adding another 65 square meters of practical space!

When it comes to entertaining, this property shines. Relax on the jetty by the dam, or gather around the large concrete fire pit and host friends under the covered BBQ area. Plus, there's a flat, powered site next to the lake, complete with tank water—an ideal spot for large gatherings like weddings, swimming and water sports. The land itself is an absolute dream, featuring established gardens with fruit trees, many natural waterholes, and open grassy areas. The secure home site is fully fenced with an electric gate and accessed via a sealed 500 metre concrete and bitumen driveway.

Currently home to a few happy cattle and horses, this property has a history as a thriving

**PRICE:**  
\$2,100,000

**OPEN FOR INSPECTION:**  
N/A



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FLOOR PLAN

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The floor plan included in this marketing material is for illustration purpose only, all measurements are approximate and is the intended artists impression only.

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