



FOR SALE

A VERY RARE OFFERING!

Discover your own slice of Queensland paradise in this expansive rural retreat, perfectly positioned on a magnificent 2.165-hectare property that stretches all the way to the boundary of Alligator Creek. Just 30 kilometers from Townsville's city center, this impressive 4-bedroom residence offers the perfect blend of space, comfort, and country living.

This generous home is approximately 350 square meters under roof and though it is need of some updating, this residence provides the opportunity to create a truly generational estate. There are four generously sized bedrooms three of which have walk-in robes, while the main bedroom also has a shower and vanity, the family bathroom has been renovated to include a spacious walk-in shower.

The home's practical layout is enhanced by classic timber floorboards and cathedral ceilings in the living areas, creating an elegant, yet low-maintenance living environment. The communal areas have an open-planned living and dining space that joins the large kitchen with adjoining utility room, whilst the generous family room is adjacent.

There are 2 separate decks, the spacious main deck provides an ideal setting for outdoor entertaining and peaceful relaxation with gorgeous views of native bushland as far as the eye can see, whilst the second deck is accessed via the first 3 bedrooms. The fourth bedroom could also be an office as it has its own front entry and is located at the opposite end. (See the attached floorplan).

The property also has a large shed and workshop, town and bore water, generator back-up power and weekly Council rubbish collection. *Please note that the owner is in the process of subdividing a 4673 sq. m vacant allotment from the existing land. See the attached proposed reconfiguration.

Nestled in the picturesque Alligator Creek area, this property enjoys a stunning backdrop of natural beauty. The nearby Bowling Green Bay National Park offers incredible recreational opportunities, with Mount Elliot and its famous Cockatoo Rock creating a magnificent vista. The popular Alligator Creek Falls walking track provides weekend adventure right at your doorstep.

This property represents a rare opportunity to embrace the Queensland rural lifestyle while maintaining easy access to urban conveniences.

4 BED | 2 BATH | 4 CAR

PRICE:
\$1,100,000

OPEN FOR INSPECTION:
N/A



Gerard Black
0426779633
gerardblack@atrealty.com.au
www.atrealty.com.au



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.

52 Shady Lane, Alligator Creek, Q, 4816.

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.