



# SOLD

## 40 ACRE LIFESTYLE PROPERTY / GETAWAY....

Imagine waking up to sweeping district views and the tranquility of rural Queensland living on this exceptional 16.09-hectare acreage property. This three-bedroom, one-bathroom home at 217 McPhee Road offers the perfect blend of country charm and modern convenience, making it an ideal retreat for families seeking space, privacy, and a genuine connection to the land.

The residence features air conditioning for year-round comfort, while broadband internet and pay TV access ensure you stay connected to the world beyond your gates. The practical layout provides comfortable living spaces that take advantage of the stunning district aspect, creating a serene backdrop for daily life. **\*\*The property does exhibit some signs of past termite damage.\*\***

- Three covered carport spaces provide excellent vehicle protection
- Fully fenced property (stock proof boundary & internal fences).
- 7m x 9m colorbond sheds offer abundant storage and workshop opportunities
- \* Property divided into 5 paddocks
- \* Animal shelters
- \* Dog pens
- \* Bore water
- \* Dam
- \* Established fruit trees

Sustainability enthusiasts will appreciate the property's eco-friendly features, including a reliable water tanks system and grey water recycling setup. These thoughtful additions not only reduce environmental impact but also provide practical benefits for rural living, ensuring water security and reducing ongoing costs.

The expansive 16.09 hectares, great cattle panel yards provide endless possibilities for hobby farming, livestock, or simply enjoying the freedom that comes with substantial acreage. Whether you're dreaming of establishing gardens, keeping horses, or creating recreational spaces, this property offers the canvas for your rural aspirations.

Durong's peaceful rural setting places you in the heart of Queensland's South Burnett Region, where community spirit thrives and natural beauty abounds. The locality offers a genuine country lifestyle while maintaining essential connections, with the Chinchilla-Wondai Road and Mundubbera-Durong Road providing convenient access to larger centres when needed.

3 BED | 1 BATH | 3 CAR

PRICE:  
\$400,000

OPEN FOR INSPECTION:  
N/A



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