



FOR SALE

2 HECTARES | RESORT-STYLE POOL | SHEDS + FUTURE POTENTIAL

Welcome to 52 Tableland Road, nestled in the peaceful surrounds of Sunshine Acres, where lifestyle meets practicality on a beautifully set 2-hectare property designed for relaxed family living.

Step inside from the expansive outdoor entertaining and pool area, seamlessly connecting into the home's living space. A charming brick fireplace creates a warm focal point, while the bright kitchen and dining area enjoy a peaceful outlook to the rural surrounds. With ceiling fans and air-conditioning throughout, the home is well equipped for year-round comfort.

Featuring 4 bedrooms, 2 bathrooms and 4 lockup garages, the home offers the space and flexibility families are searching for, both inside and out.

Positioned at the front of the home, the main outdoor entertaining area takes full advantage of the beach-style pool, offering a true resort-style experience where everyday living feels like a holiday at home. With a wrap-around verandah and expansive rear patio, this home offers the perfect setting to relax, entertain and soak in the lifestyle on offer.

The 2 hectares is thoughtfully divided into separate paddocks, one with a dam, perfect for a hobby farm or other animals. Families will appreciate the fully fenced pool and backyard area, creating a safe and secure space for kids and pets to play and enjoy.

The property features a triple bay shed and an additional double bay garage, offering excellent space and flexibility. One of these presents exciting future potential, with only minor work required to complete its conversion into a separate living space, studio or home office.

With plenty of usable land, there's ample room for vehicles, boats, caravans or future improvements. The peaceful setting, fresh air and sense of privacy make this a standout option for buyers seeking a lifestyle change, all within a short drive to Hervey Bay's beaches, shopping and essential amenities.

- 2-hectare property in peaceful Sunshine Acres location
- 4 bedrooms, 2 bathrooms, 4 lock-up garages

4 BED | 2 BATH | 4 CAR

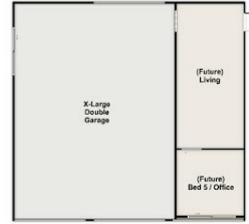
PRICE:
REDUCED \$1,199,000

OPEN FOR INSPECTION:
May 30 at 9:30am - 10:00am



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52 Tableland Rd, Sunshine Acres



Dimensions (Approximate)

Living Space -	160 m ²
Verandah -	100 m ²
Undercover Patio -	72 m ²
Undercover Entertaining -	82 m ²
X-Large Double Garage -	60 m ²
Double Garage -	36 m ²
Total -	510 m²

Disclaimer:

All measurements, dimensions, areas and layout are approximate and provided for illustrative purposes only. They have not been independently verified and should not be relied upon as accurate. Prospective purchasers should make their own enquiries and obtain their own measurements to verify the information provided.



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.