



# FOR SALE

## THE BEST KEPT SECRET IN BALLOGIE...

Escape to your own private paradise on this exceptional 16.06-hectare acreage property at 296 J Hunters Road, Ballogie. This stunning three-bedroom, one-bathroom rural retreat offers the perfect blend of modern comfort and country living, where rolling hills meet endless blue skies in Queensland's peaceful South Burnett Region.

Set against the backdrop of undulating countryside ranging from 370 to 450 metres elevation, this property delivers breathtaking rural vistas and the tranquillity that only acreage living can provide. The thoughtfully designed home features two comfortable bedrooms with built-in wardrobes and air conditioning, ensuring ample storage and organisation throughout. There is a 3rd bedroom located in the separate air-conditioned multi-purpose studio. There is also a modern tiled bathroom and a user-friendly laundry.

The heart of the home opens to a welcoming lounge room, Open-plan dining area and chef-inspired kitchen perfect for family gatherings or quiet evenings by the fireplace. Modern conveniences include a dishwasher, split-system air conditioning for year-round comfort, and broadband internet connectivity, keeping you connected to the world beyond your gates.

Step outside to discover an entertainer's dream with multiple outdoor living spaces:

- Expansive deck overlooking the stunning rural landscape
- Dedicated entertainment area perfect for hosting family and friends
- Sparkling pool for those hot Queensland summers
- Raised garden beds for the green-thumbed enthusiast

The property's impressive infrastructure includes a double garage with attached games /rumpus room, plus additional carport spaces, providing secure parking for multiple vehicles. Multiple sheds offer abundant storage for tools, equipment, and hobbies, while a dedicated workshop space caters to the practical-minded owner.

Sustainability meets self-sufficiency with an impressive array of eco-friendly features. Solar panels paired with a battery system ensure energy independence, while water tanks with a filter system and a greywater system promote water conservation. Natural dams dot the landscape, adding both beauty and practical water storage across the expansive grounds.

The fenced house yard provides security and definition to your immediate living space while

3 BED | 1 BATH | 4 CAR

PRICE:  
Offers over \$700,000

OPEN FOR INSPECTION:  
N/A



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