



# FOR SALE

## WELL APPOINTED 4 BEDROOM HOME ON 1 ELEVATED ACRE.

Nestled on over an acre of pristine Queensland countryside, this expansive 4-bedroom, 2-bathroom family home at 11 Macaulay Drive offers the perfect blend of rural tranquillity and modern convenience in the charming locality of Booie. This substantial residence presents an exceptional opportunity for families seeking space, comfort, and sustainability in the heart of the South Burnett Region.

Step inside to discover thoughtfully designed living spaces that cater to every family's needs. The home boasts not one but two separate living areas, providing ample room for family gatherings and quiet retreat alike. Four generously sized bedrooms feature built-in wardrobes for optimal storage, while the dedicated study offers the perfect workspace for those working from home or children tackling homework.

The heart of the home showcases modern conveniences, including a dishwasher-equipped kitchen, reverse cycle air conditioning for year-round comfort, and broadband internet connectivity, keeping you connected to the world. Pay TV access ensures entertainment options are never limited, while the thoughtful floor plan maximises both privacy and communal living.

- Expansive 4503 square metres of fully fenced land providing security and space
- Remote-controlled double garage plus additional dual carport accommodation
- Outdoor shed for storage, workshop space, or hobby pursuits
- Dedicated outdoor entertainment area perfect for BBQs and family gatherings

Environmental consciousness meets practical living with an impressive array of eco-friendly features. Solar panels harness Queensland's abundant sunshine to reduce energy costs, while the integrated water tank and grey water system demonstrate sustainable living at its finest. These forward-thinking additions not only benefit the environment but provide long-term cost savings for the astute buyer.

The rural setting of Booie/Kingaroy offers a peaceful lifestyle just minutes from essential services. While the locality maintains its charming rural character with a close-knit community of approximately 1,100 residents, families benefit from easy access to quality education options in nearby Kingaroy and Nanango. The region's rich agricultural heritage and stunning countryside

4 BED | 2 BATH | 6 CAR

PRICE:  
\$950,000Neg

OPEN FOR INSPECTION:  
N/A



**Troy Schultz**  
**042225135**  
troyschultz@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)