



FOR SALE

A NEW LIFESTYLE AWAITS.

Escape to your own slice of rural paradise on this expansive 5-acre acreage property at 1800 Memerambi Barkers Creek Road, Wattle Camp. This thoughtfully designed 3-bedroom, 2-bathroom home offers the perfect blend of country comfort and modern convenience, making it an ideal retreat for families seeking space, privacy, and the tranquil rural lifestyle that the South Burnett Region is renowned for.

Step inside to discover a well-appointed home featuring built-in wardrobes throughout and a clever layout with tiles in high-traffic areas and comfortable carpet in the bedrooms. The property's standout feature is the dedicated bar room and man cave - perfect for entertaining friends or unwinding after a long day. With reverse cycle air conditioning ensuring year-round comfort, this home has been designed with practical living in mind.

The eco-conscious will appreciate the impressive array of sustainable features:

- Solar panels and solar hot water system for reduced energy costs
- Water tank and grey water system for efficient water management
- Generator input for complete energy independence

Outdoor living reaches new heights with the expansive rear deck and covered front verandah, complete with rolltrak blinds for weather protection. The fully fenced 5 acre property provides secure parking, garden sheds for storage/workshop space, plus additional covered parking with 2 garages and 3 carports complete with power - ideal for the rural lifestyle where multiple vehicles, boat or caravan require undercover protection..

Located in the peaceful rural locality of Wattle Camp, you'll enjoy the serenity of country living while remaining connected with Nbn internet available. The area is characterised by rural residential properties and grazing land, offering a genuine country atmosphere, with Barkers Creek & B.P. Dam nearby providing natural beauty and recreational opportunities.

Families will find excellent educational options within a reasonable distance, with primary schools in neighbouring Tingoora, Moffatdale, and Coolabunia, while secondary education is available at Nanango State School and Kingaroy State High School. The location provides the perfect balance of rural tranquillity and accessibility to essential services.

This property represents an exceptional opportunity to secure a quality rural home with modern

3 BED | 2 BATH | 5 CAR

PRICE:

Offers over\$580,000

OPEN FOR INSPECTION:

N/A



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