

Sold

Outline a guide only

10 Longan Rd, Cooloolabin



## Cottage In Cooloolabin - 4.5 Usable Acres Backs onto National Park

SOLD BY KATE HENDERSON-BURTON. This 1.82 Ha of land (4.5 acres) has the gentlest east slope towards a National Park boundary. 80% of the land is cleared, and would suit a horse, a couple of cattle or planting out with fruit trees. Currently a couple of cattle graze the land which is fully fenced with electric fencing. There are two dams on the property, one is spring fed.

Home is a weatherboard and besser block on two levels with verandahs on both levels. Downstairs is an open plan kitchen, dining & family room with a separate lounge room that is carpeted and has a combustion stove for the cooler nights. Bathroom has been totally renovated with walk-in shower, new vanity & toilet the laundry is combined. Timber stairs take you up to two good size bedrooms with timber features, timber floors, built-in cupboards & fans. This area could be extended over the lounge to make a third & fourth bedroom. Both bedrooms have access to the north facing verandah.

There is also a good size office/study downstairs which could be a third bedroom without extending. There are several sheds as well as a carport off the house. The main shed is weatherboard construction, concrete floor has mains power, 3 phase power and solar power and has been divided into two separate areas. Ideal for a workshop, tradies vehicle, or great to convert to an extra guest quarters. The other shed is besser block with lockable caged areas great for tack room or storage. Don't

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**Price** SOLD for \$870,000

**Property Type** Residential

**Property ID** 1475

**Land Area** 1.83 ha

**Floor Area** 120 m2

### Agent Details

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### Office Details

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**YANDINA**  
Realty 

get me wrong this home needs a bit of TLC but reap the rewards with a little hard work.

Features we love...

- 2 bedroom + Study, 1 Bathroom, Timber features throughout
- Fully fenced horse/cow paddock with electric fencing
- 2 dams - 1 spring fed
- NBN fixed wireless, aerial tv & phone point
- Tank water, seepage septic, solar panels
- Carport plus four bay weatherboard split into two with 3 phase power + lockable besser block shed
- 80% land cleared backing onto National Park. Fully fenced dog pens
- School Bus available along Cooloolabin Road, Rubbish & postal services available

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