

Booral, 88 Curran Street

Modern Living Meets Wide Open Spaces on 5 acres with style & Space to Grow

Whether you are looking for your rural acreage lifestyle, room for the family to play, investing or wanting a property that has an abundance of wildlife, this property needs to be viewed to be truly appreciated. This acreage property offers a tranquil lifestyle away from the hustle & bustle of fast paced living & still only a short drive to the main Hervey Bay CBD. A home that truly has everything you need and could be just what you have been hopelessly looking for with 4 bedrooms, 3 bathrooms, open plan & separate living areas, a spacious modern kitchen, impressive outdoor entertaining areas & 6 car accommodation. This property has so much on offer. Outside you will find 2 dams & an electric pump and a watering reticulation system to the gardens and so much more. Situated on approximately 5 acres, you could make your dream your reality.

THE PROPERTY

- Approximately 350m2 of living space under roof



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
\$1,300,000

View
By Appointment

Contact
Raelene Box
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LJ Hooker Fraser Coast
07 4191 3500

- 4 bedrooms, 3 bathrooms
- 6 car accommodation
- 2.08 ha (approximately 5 acres)
- Steel framed home
- Wood fireplace with plenty of firewood
- 2 dams in the front paddock
- Rainwater tanks & gas hot water
- Septic system

INSIDE

- 4 built in bedrooms, main with air conditioning, ensuite & WIR
- Bedroom 2 is built in, air conditioned & has immediate access to a bathroom
- Central kitchen fitted with 40mm stone bench tops, plumbed fridge space, 2 drawer dishwasher, gas stove, electric oven with generous cupboards & storage
- Open plan air-conditioned living, kitchen & dining areas to maximise airflow & natural light
- Separate soundproof media room off the deck which could also be used as a home gym, huge office or teenager's retreat
- Family bathroom, separate toilet, hardwood timber flooring and tiles in the kitchen
- Ceiling fans, security system with 4 cameras, access to NBN available

OUTSIDE

- Front veranda with covered entry into the home
- Huge well-appointed timber deck including an outdoor kitchen with 20mm stone benchtops, storage & Webber gas BBQ overlooking the backyard and horse paddock. This space is an entertainers dream and is perfect for all your outdoor events.
- Outdoor paved area specifically designed for portable fire pit & relaxation in this stunning rural setting
- House is serviced by 3 large rainwater tanks with a dual filtration system
- Extended 2 car shed with power and plenty of bench & storage space with a carport attached to the house with power
- 3 car open bay shed behind the house with power and lots of space for horse floats, trailers, animal feed etc
- Covered area for your firewood with power & plenty of precut firewood supplied
- Chicken coop, children's play area, vegetable garden and room for a pool
- Approximately 2.5 acres of fenced pasture improved land suitable for your horse & dog fenced rear yard
- Established low maintenance landscaped native gardens and an orchard with established fruit trees
- Water reticulation system with 6 taps fed from the dam with an electric pump
- 2 coat spray sealed bitumen on hardened driveway giving you all weather access to the property

This is a fantastic opportunity to live on acreage in a quiet location close to the River Heads boat ramp and access to our very own K'GARI (Fraser Island) and only a short drive to the shops, hospital, schools, beaches, boat harbor and local restaurants. Even in the recent wet weather event in Hervey Bay this property has remained high and dry with the rain simply creating an even more lush environment for you to gaze upon. You will want for nothing more as the new owner of this peaceful property. The owners are committed to selling this home so don't hesitate to book your inspection today or you might just miss out.. Located on the Fraser Coast, the tourist gateway to whale watching and heritage



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listed K'GARI (Fraser Island). Raelene looks forward to meeting you and showing you through this great property. Call today for your private viewing.

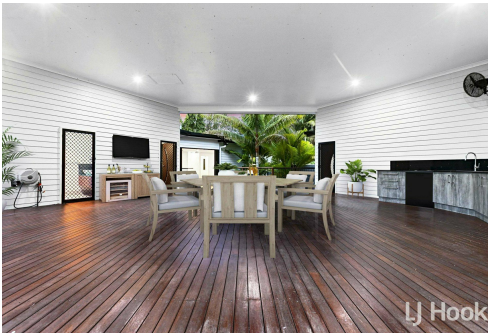
*Some photos are virtually staged

More About this Property

Property ID	AYBH XD
Property Type	House
Land Area	2.08 hectare
Including	Air Conditioning Outdoor Entertaining

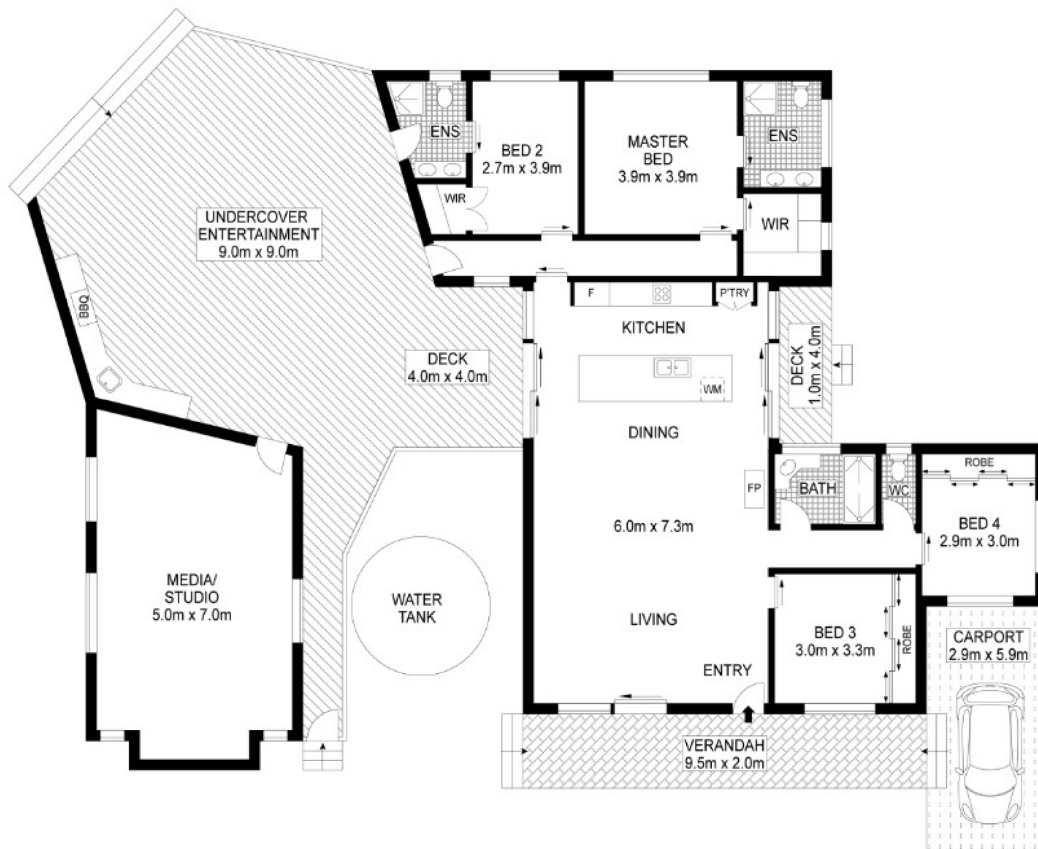
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88 Curran Street, Booral

This plan is for illustration purposes only. Although dimensions and areas are as accurate as possible, it is conceptual with no guarantees on its accuracy. External parties should rely on their own enquires.



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