



## Bouldercombe, 21 Nugget Avenue

### Neat & Tidy Low Set Brick Home on Acreage

Looking for that bit of a country lifestyle change, then this first time to market property may be just what you are looking for. Positioned in the cosy town of Bouldercombe, you will find this fully fenced low set family brick home positioned on 6.35 acres that has been meticulously maintained. The property also comes with its own ride-on Husqvarna mower and Kubota tractor to allow you to maintain the property.

Featuring:

- Spacious open living area with raked ceilings
- Large kitchen with ample cupboard space and gas cook top
- Separate dining area
- Three sizeable bedrooms with built-ins
- Amazing separate tiled retreat, sunroom area
- Central bathroom with shower
- Internal laundry



**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**

Offers over \$695,000 considered

**View**

[ljhooker.com.au/78NHVW](http://ljhooker.com.au/78NHVW)

**Contact**

**Gavin Jenkins**

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[gavin.jenkins@ljhooker.com.au](mailto:gavin.jenkins@ljhooker.com.au)

**LJ Hooker Rockhampton**  
(07) 4922 2122



- Air conditioning through-out
- Large combustion stove for those cooler rainy days
- Solar power - 9 panels
- Two large rainwater tanks
- One overhead bore tank.
- Two good bores
- Large 6m x 9m shed with two roller-doors.
- Cattle yards

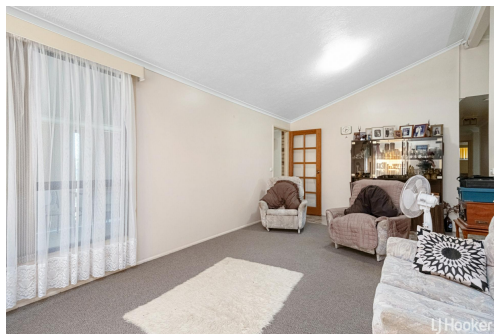
This property is also broken up into eight fenced yards allowing you to run few head of cattle and maintain viable grazing. It also has a variety of fruit trees around the property and has a watering system to the immediate house. The bore water services to cattle trough that are regulated by float system and can be directed to all other paddocks as well. The small solar power system maintains your electricity expenses to a minimum. Take time out of your day and book your own personal inspection of this unique property by calling Gavin Jenkins at LJ Hooker Rockhampton on (0419 761 300).

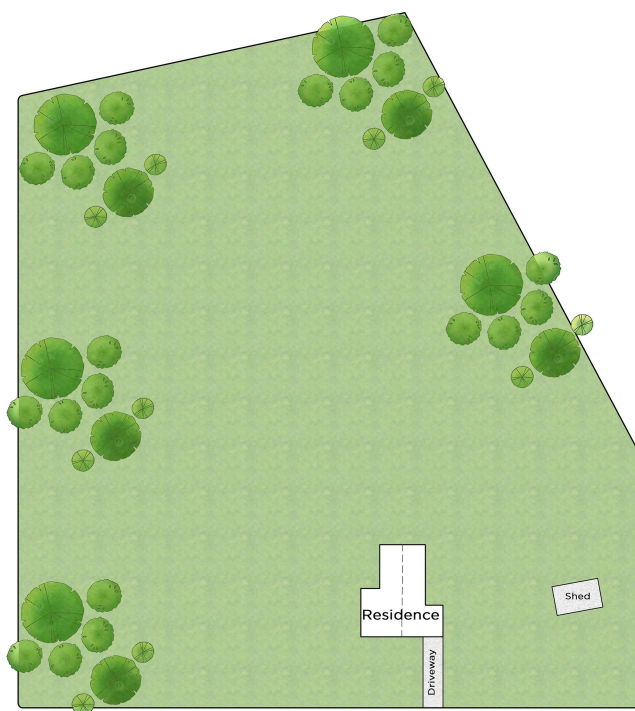
## More About this Property

|               |  |
|---------------|--|
| Property ID   | 78NHVW   |
| Property Type | House  |
| Land Area     | 6.35 acre                                      |
| Including     | Air Conditioning<br>Solar Panels<br>Water Tank |

**Gavin Jenkins 0419 761 300**  
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21 Nugget Ave, BOULDERCOMBE



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