



110 River Road, Howard

Absolute Once-in-a-Lifetime Riverfront Lifestyle Opportunity

Rarely does a property of this calibre become available. Set on just under 6 acres (2.38ha) with absolute frontage to the pristine Burrum River, this remarkable rural retreat offers the perfect escape from the hustle and bustle of modern city and suburban living.

Surrounded by nature, this exceptional property delivers the peace, privacy and tranquillity that so many dream of, while providing the ideal foundation for a truly self-sustainable lifestyle.

The property has been thoughtfully established with an impressive orchard, creating the opportunity to enjoy fresh home-grown produce throughout the seasons and embrace a truly self-sustainable lifestyle. A remarkable variety of established fruit and nut trees includes mango, avocado, lychee, citrus varieties including lemon, lime, mandarin and orange, coffee beans, bananas, apples, macadamias, pecans, , to name but a few. A comprehensive inventory of established plantings is available upon request.

Complementing the orchard are paddocks suitable for livestock, a chicken run, and a valuable non-commercial water licence servicing multiple sprinkler irrigation points throughout the property, making it

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FOR SALE

\$1.73 Million

VIEW

By Appointment

AGENTS

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AGENCY

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perfectly equipped for hobby farming, gardening and sustainable country living.

Adding further appeal is a large dam positioned in the centre of the property, providing an additional water resource with potential for a variety of freshwater fish and offering practical benefits for stock watering purposes. This wonderful feature further enhances the property's versatility and connection to a self-sufficient rural lifestyle.

The charming A-frame residence exudes warmth and character with its timeless country cottage design. Featuring four generous bedrooms, one bathroom, a welcoming sunken lounge, separate dining room, a second living area, and a rustic country kitchen, the home is filled with charm and comfort. Air conditioning throughout the bedrooms and living areas ensures year-round comfort.

Step outside and discover the true heart of the property - an incredible outdoor entertainment pavilion overlooking the picturesque rural landscape, where you can relax while taking in the peaceful surrounds and abundant birdlife. Whether entertaining family and friends or enjoying a quiet afternoon, this is country living at its finest.

Beyond the home lies what is sure to become the backdrop for a lifetime of treasured family memories. Wander down to your own private freshwater stretch of the Burrum River just upstream from the weir, complete with a jetty and a riverside fire ring where family and friends can gather around a crackling bonfire on crisp winter evenings beneath a blanket of stars. During the warmer months, spend endless days swimming in the clear waters, launching the kayaks, casting a line for fish, exploring the beautiful Burrum River, or simply relaxing on the riverbank while watching the abundant birdlife and ever-changing natural surroundings. This is a place where children can grow up embracing the outdoors, weekends become unforgettable adventures, and every season offers something special to enjoy.

Adding even more versatility is a substantial detached workshop incorporating a rumpus room and large high-clearance vehicle accommodation, providing ample space for caravans, boats, machinery, trailers or the ultimate workshop.

Property Features

- Just under 6 acres with absolute Burrum River frontage
- Private jetty with direct river access
- Riverside fire ring for memorable winter bonfires with family and friends
- Endless opportunities for swimming, kayaking, fishing and exploring the Burrum River
- Large central dam with potential for freshwater fish and stock watering
- Peaceful, private and picturesque rural setting
- Established orchard featuring an extraordinary variety of fruit and nut trees
- Paddocks suitable for livestock
- Chicken run
- Non-commercial water licence servicing multiple irrigation points throughout the property
- Character-filled four-bedroom A-frame home
- Rustic country kitchen
- Sunken lounge, separate dining room and second living area
- Air conditioning throughout the bedrooms and living areas
- Spectacular outdoor entertaining pavilion overlooking the rural landscape
- Detached workshop incorporating a rumpus room
- Large high-clearance accommodation for boats, caravans, machinery and multiple vehicles

This is more than just a property - it's a lifestyle. It's waking to the sounds of nature, harvesting fresh produce from your own orchard, watching children and grandchildren create lifelong memories on the river, enjoying the benefits of your own water resources, and embracing the peace, privacy and freedom that only a property of this calibre can offer.

Whether your dream is to become more self-sufficient, raise a family surrounded by nature, keep livestock, grow your own

Your dream riverfront lifestyle begins here. Arrange your private inspection today.

MORE DETAILS

Property ID	BJUHXD
Property Type	House
Land Area	2.38 hectare
Including	Air Conditioning
	Deck
	Outdoor Entertaining
	Built-in-Robes

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110 RIVER ROAD HOWARD

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This floorplan was created by Focus 11 Property Media and is indicative only, not survey grade. Measurements and layout details are believed to be reliable but are not guaranteed. Interested parties should make their own independent enquiries.

