



11 Broadmeadows Road, Moolboolaman

MODERN COUNTRY LIVING ON A BEAUTIFULLY IMPROVED ACREAGE

Escape to the peace and privacy of rural living without sacrificing modern comfort at 11 Broadmeadows Road, Moolboolaman. Set on an impressive acreage with quality infrastructure already in place, this beautifully presented property combines a stylishly updated interior with everything you need to embrace a relaxed country lifestyle, run livestock, or create the hobby farm you've always dreamed of.

From the moment you arrive, the property's immaculate presentation is evident. Extensive new fencing with Mesh lock and new gates, while the expansive grounds, established gardens, and scenic rural outlook create a welcoming first impression. Whether you're looking to keep cattle, horses, or simply enjoy wide open spaces, the property has been thoughtfully designed to make rural living both enjoyable and efficient.

Step inside to discover a light-filled, modern interior where contemporary finishes complement generous open-plan living spaces. The spacious lounge and dining areas flow effortlessly together, enhanced by stylish timber-look flooring, neutral tones, ceiling fans,

4 2 6

FOR SALE

Offers Above \$989,000

VIEW

Sat 19th Sep @ 10:15AM - 10:45AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



and large windows that frame the picturesque surrounds. Sliding doors open seamlessly onto the expansive covered entertaining area, allowing indoor and outdoor living to blend perfectly.

The modern kitchen has been tastefully renovated and is both practical and stylish, featuring quality cabinetry, generous bench space, modern appliances, ample storage, and beautiful views across the property. Whether preparing everyday meals or entertaining family and friends, this central hub has been designed for effortless country living.

Outside is where this property truly shines. The enormous covered alfresco area is the perfect place to unwind, entertain guests, or simply soak in the peaceful surroundings while overlooking beautifully maintained lawns and gardens. Beyond the home, the property is exceptionally well-equipped with multiple sheds, extensive vehicle accommodation, quality water infrastructure, and eight well-fenced paddocks ready for livestock.

The orchard paddock is already established with an impressive selection of fruit trees including bananas, citrus, pears, plums, apples, lemons, limes, oranges, and native fruits. Five irrigation hose points are conveniently positioned throughout, all supplied by the property's bore system.

Water security has been carefully considered with two 25,000L rainwater tanks connected to a premium four-stage ultraviolet filtration system, providing exceptional water quality throughout the home. A bore services the property, with all external hoses connected for easy garden and paddock maintenance. Additional practical improvements include a new power meter box configured for generator connection, ensuring added peace of mind.

Whether you're seeking a peaceful family retreat, a productive lifestyle property, or the perfect hobby farm with room to expand, 11 Broadmeadows Road offers an exceptional opportunity to enjoy country living at its very best.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 6
- Lifestyle: Rural acreage
- Water: Bore + 2 x 25,000L rainwater tanks
- Hobby Farm Ready: Yes
- Solar: Yes 10KW

RATES: Approximately \$1000 per half

KEY FEATURES:

- Beautifully renovated modern interior
- Expansive covered outdoor entertaining area overlooking the property
- New Meshlock fencing throughout
- New entrance gates
- 8 fully fenced paddocks
- 2 dams
- Productive black soil
- Bore servicing all external hoses
- 2 x 25,000L rainwater tanks
- Four-stage ultraviolet water filtration system
- New power meter box with generator connection
- " car carport positioned at the front of the main shed
- " Large 2½-bay shed
- Additional small farm shed
- Two large hay sheds/carports

- Established orchard paddock with irrigation
- Fruit trees including bananas, citrus, pears, plums, apples, lemons, limes, oranges, and native fruit varieties
- Ideal setup for horses, cattle, hobby farming, or self-sufficient living

DISTANCE TO FACILITIES (APPROX):

- " Gin Gin CBD —9.3km
- " Childers CBD —34km
- " Bundaberg CBD —58km
- " Gin Gin State High School —22km
- " Gin Gin Hospital —22km
- " Bundaberg Airport —60km
- " Moore Park Beach —55km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Dylan Macnamara on 0422 929 854.

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MORE DETAILS

Property ID	1UQDGTV
Property Type	AcreageSemi-rural
House Size	152 m2
Land Area	10.1 hectare
Including	Air Conditioning
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

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