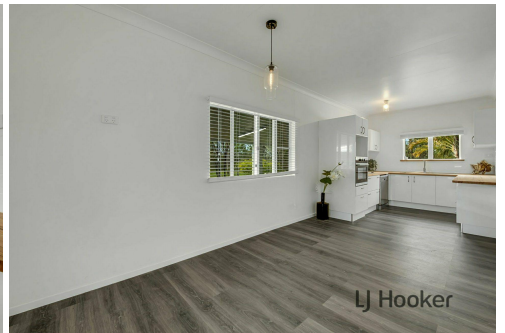




LJ Hooker



LJ Hooker



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## River Ranch, 205 Old Bruce Highway

### DETACHED DUAL OCCUPANCY ON ACREAGE

This property is a unique opportunity in a great location perfect for multi-generational family or investors - Live in your own home & earn a reliable rental income at the same time. And for the keen angler and outdoor enthusiasts the Calliope River is only 500m down the road. Here's the brief:

#### HOUSE 1

- \* Fully renovated solid besser block home
- \* New iron roof
- \* 2 outdoor patio areas
- \* Modern kitchen with new appliances, dishwasher, timber benchtops
- \* Dining room plus spacious lounge
- \* 3 bedrooms (1 air-conditioned)
- \* Crisp bathroom, shower over bath style
- \* New H.W.S

5	2	1
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**For Sale**  
Please Call \_\_\_\_\_

**View**  
[ljhooker.com.au/VUNGW2](http://ljhooker.com.au/VUNGW2)

**Contact**  
**Cheryl Kurtz**  
0408 988 093  
[ckurtz.boynetannum@ljhooker.com.au](mailto:ckurtz.boynetannum@ljhooker.com.au)



**LJ Hooker Boyne | Tannum**  
**(07) 4973 7277**

**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.

## HOUSE 2

- \* Renovated besser block construction
- \* Air-conditioned lounge room
- \* Dining room area
- \* New kitchen with electric oven & glass cooktop
- \* Bathroom/laundry combo
- \* 2 bedrooms air-conditioned
- \* Small rear patio
- \* New H.W.S
- \* Carport
- \* External laundry/storage room, new roof

## THE PROPERTY

- \* Selectively cleared 5 acres block, fenced
- \* 2 water tanks - approx 13,000gal
- \* Good size dam and pump

"RAIN LOVER" is the name of this this lovely property which could be yours, don't regret missing out, this is a move in ready property - Call today to secure your viewing!

NOTE: Property boundary lines are shown as approximate/indicative only in associated images.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## More About this Property

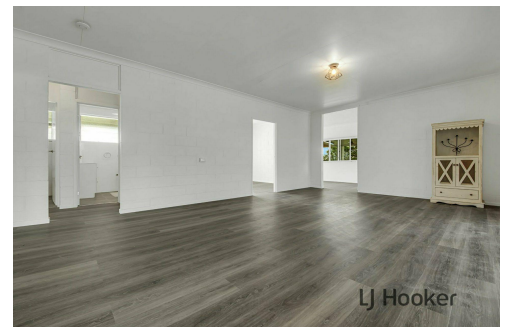
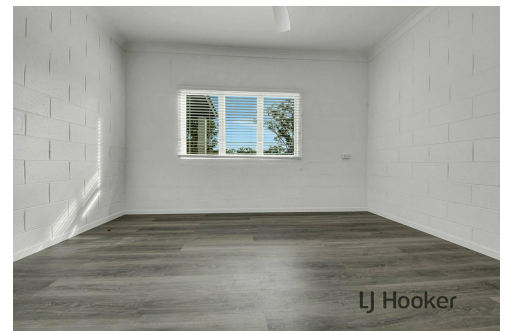
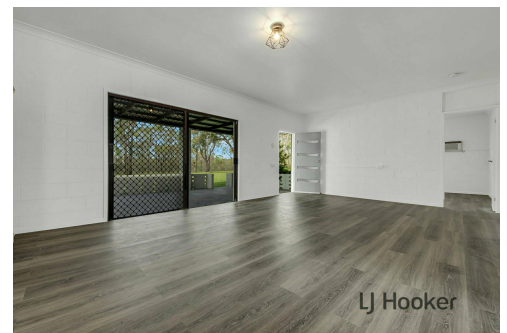
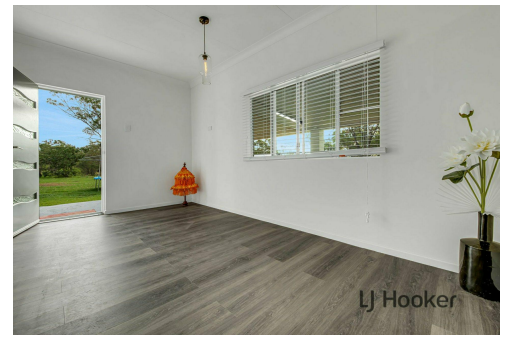
<b>Property ID</b>	VUNGW2
<b>Property Type</b>	House
<b>Land Area</b>	2.02 hectare
<b>Including</b>	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining

**Cheryl Kurtz 0408 988 093**

Sales Consultant | [ckurtz.boynetannum@ljhooker.com.au](mailto:ckurtz.boynetannum@ljhooker.com.au)

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