

## Wooderson, 229 Potters Road

### DUAL LIVING AT IT'S BEST

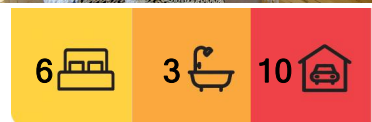
Discover "Kiralá" an exceptional grazing and lifestyle property just 26km from Calliope & 40km from Gladstone. This unique offering combines charm with convenience, perfect for those seeking a balanced lifestyle with agricultural potential.

#### MAIN RESIDENCE

- \* Solid lowset besser block home with amazing country outlook
- \* 4 spacious bedrooms all with built in robes
- \* Study for home office
- \* Numerous living areas to cater for the larger families - dining room, large formal lounge plus separate family room
- \* Air-conditioning to 3 bedrooms, family room, dining and lounge
- \* Spacious family bathroom, central featured freestanding bath, separate shower, vanity
- \* Massive kitchen that the whole family can work in - dishwasher, new electric oven, glass stove top



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/W69GW2](http://ljhooker.com.au/W69GW2)

**Contact**  
**Cheryl Kurtz**  
0408 988 093  
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**(07) 4973 7277**

- \* External shower & toilet great for utilising after a hard days work
- \* External laundry

## 2ND DWELLING

- \* Modern fully renovated cottage with fantastic views
- \* 2 bedrooms, main air-conditioned and walk in robe
- \* Large bathroom with freestanding bath, shower, toilet & vanity
- \* Kitchen complete with 5 burner as stove, electric oven and plenty of workspace
- \* Open plan air-conditioned lounge & dining leading to the private rear deck for relaxation

## THE PROPERTY

- \* Divided into 10 watered paddocks including a laneway joining to the cattle yards
- \* Large steel/timber mix cattle yards 1/2 recently replaced, new loading ramp
- \* Large workshop shed with concrete floor, power & lights, enclosed workshop, car hoist, lean to for parking, small machinery shed
- \* Horse stables & chook pen
- \* School bus pick up at driveway

## SECURED WATER

- \* 3 dams
- \* 15 megalitre water licence from the Calliope River that pumps to the main dam
- \* 3 x 22,000ltr water tanks
- \* Well with submerciple pump that feeds a turkey next which gravity feeds to the paddocks

## ADDITIONAL EXTRA'S

- \* Grain silo
- \* Kuboto river pump
- \* Solar HWS
- \* 6kw Solar system
- \* Shipping container
- \* 1 x Mobile irrigation unit for one paddock

" Kirala" is more than just a property, its a lifestyle opportunity offering secure water resources, a robust feed base, and a range of amenities in close proximity to Calliope. Don't miss your chance to own this versatile grazing and lifestyle block. Contact me today to arrange a viewing!



## More About this Property

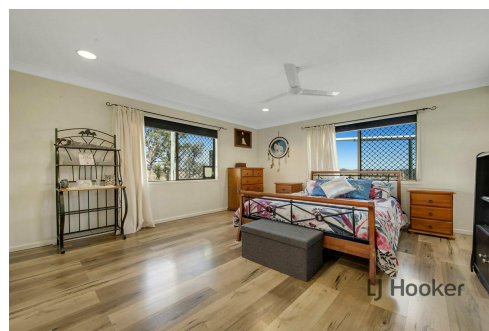
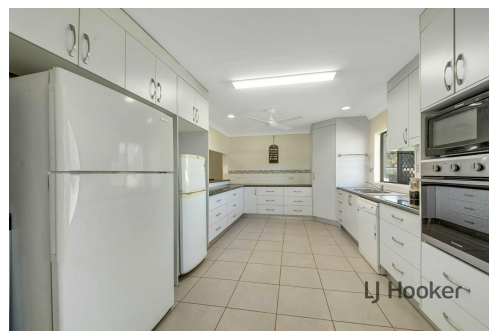
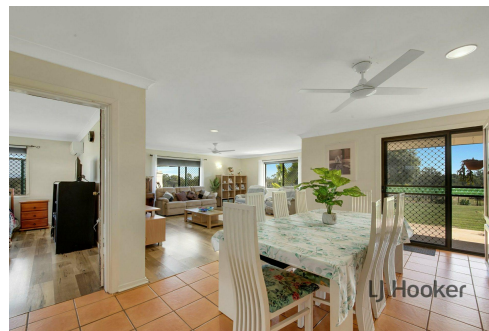
<b>Property ID</b>	W69GW2
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	231.56 hectare
<b>Including</b>	Study Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Solar Panels Grey Water System Water Tank Solar Hot Water

**Cheryl Kurtz 0408 988 093**

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

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