







18 Horizon Court, Yengarie

# Acreage Luxury with a Riverfront Lifestyle

Set on an impressive 3.3 acres only a short drive to the Maryborough CBD with direct river access, this exceptional property offers the perfect combination of space, privacy, lifestyle and practicality.

Enjoy the unique opportunity to catch fish and crab right from your own backyard, plus the convenience of being located within 1 kilometre to the local boat ramp. Importantly, the property is not part of a body corporate, offering the freedom, privacy and independence that comes with owning your own acreage without body corporate fees or restrictions. The property features an outstanding array of improvements, providing everything needed for comfortable family living, entertaining and enjoying the ultimate riverside lifestyle.

A private driveway leads through an electric front gate to a beautifully landscaped property, where extensive infrastructure caters equally well to families, hobbyists, boat and caravan owners, and those seeking a peaceful acreage lifestyle.

The property features a huge four-bay shed, complete with hoist and 3-metre-high doors, plus dedicated caravan and boat storage and an additional double carport. With three-phase power connected to both

4 2 7

**FOR SALE**
Offers Over $1.35M Considered

**VIEW**
By Appointment

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the house and shed, there is ample capacity for workshops, equipment and future projects.

The home itself is beautifully appointed, featuring 9-foot ceilings throughout, polished timber floors and spacious, light-filled living areas.

At the heart of the home is a stunning kitchen with quality appliances, including an Italian-made gas stove and electric oven combination, providing an impressive space for everyday family meals and entertaining.

The accommodation comprises four large bedrooms, all with built-in robes, with the luxurious master suite offering:

- Ensuite with spa
- Built-in robe plus walk-in robe
- Split-system air-conditioning
- Direct access to the rear deck
- Additional access to the side verandah

A large family bathroom services the remaining bedrooms, while the spacious laundry also incorporates a practical study area.

Multiple living zones provide plenty of room for the whole family, including a formal living room and a spacious, air-conditioned dining area that opens directly onto the spectacular rear entertaining deck.

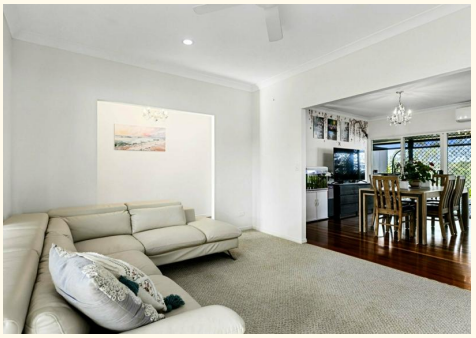
And this is where the property truly comes into its own.

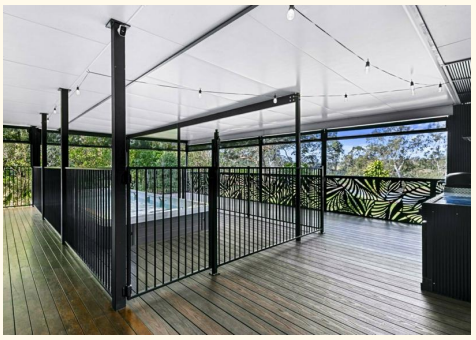
The huge covered rear deck is designed for year-round entertaining and features a recessed 6-metre swim spa, outdoor kitchen and zip-track blinds, creating an incredible private outdoor living space. The front verandah is also fitted with privacy blinds, providing another comfortable area to relax and enjoy the surroundings.

The home also features enhanced security with a camera-equipped doorbell at the front gate, providing added peace of mind.

Sustainability and self-sufficiency have also been well considered, with solar power and battery backup, four 5,000-gallon rainwater tanks, and beautifully established gardens. The grounds include a productive vegetable garden and chook pen, adding to the property's appeal for those wanting a more self-sufficient lifestyle.

A rare combination of riverfront acreage, quality family living, outstanding infrastructure and the freedom of no body corporate, this property offers a lifestyle that is increasingly difficult to find.











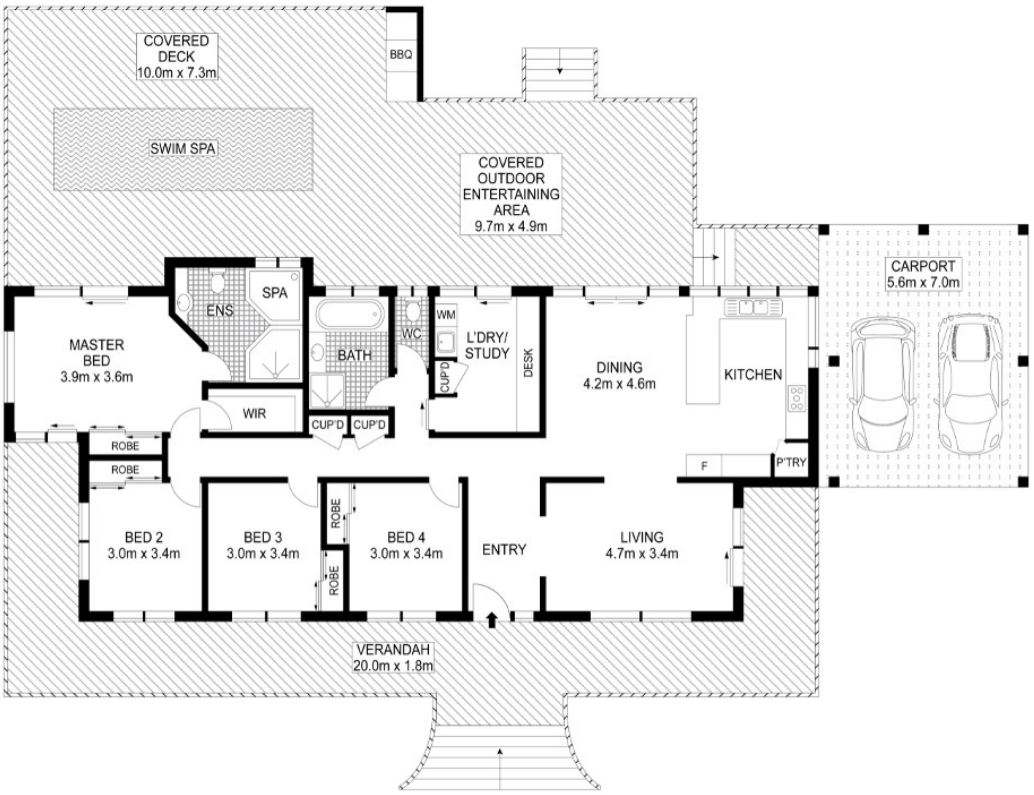
## MORE DETAILS

| | |
|---|---|
| Property ID | BMNHXD |
| Property Type | House |
| House Size | 322 m2 |
| Land Area | 1.34 hectare |

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North Point

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