

Sold



22 Wallace St, Apple Tree Creek



SOLD BY MICHAEL LOADER IN 48 HOURS FOR FULL ASKING PRICE!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome property located on a great private rural allotment just 25 minutes to Bundaberg and 5 mins to Childers CBD.

Situated high and dry capturing great breezes this property has been immaculately cared for and is in great condition inside and out. This modern acreage package has everything you could want and represents fantastic value in the current market, and is set ever so privately with an amazing rural back drop.

Features include:

- 4 large bedrooms, all with built in robes (4th bedroom is over sized and could be easily used as media room)
- Spacious Master Suite with large robe and lovely ensuite (private entry door to the alfresco)
- Open plan design which includes: Formal Dining + Formal Lounge & outdoor alfresco
- Great sized Centrally located kitchen with quality stainless appliances, plenty of bench space & great storage. AS NEW condition!
- Outdoor entertaining area, top spot for summer, no rear neighbours with the property backing onto a gentle fresh water creek! The land is well maintained with a variety of tree's and nature at your back doorstep.
- A+ Location just 5 minutes to Childers town and 30 minutes to Bundaberg.

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Price	SOLD
Property Type	Residential
Property ID	21
Land Area	3,213 m2
Floor Area	220 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



- Quality built by Glen Frankham Builders, built to a standard not a budget! Absolute quality inclusions throughout including security screens, high end tap ware and paint, quality tiles and floor coverings... the list goes on!
- Set on a magnificent and manicured 3213m2 allotment which is absolutely immaculate in every sense of the word. The block is private and ever so tranquil with a gentle undulating gradient with a variety of native trees. Very private and well set out block with BRAND NEW fencing to the ENTIRE LOT! 100% dog and kid proof!
- If you have been searching for the proverbial "home among the gum tree's" you will not find a better example!
- HUGE 6m x 9m shed at the rear, fully powered and lit. Additional 2 car ports for the boat and van. Plenty of room for all the toys here!
- Great side access to the entire lot, room to have the chooks, goats and every little pet your heart desired
- Security screens, modern tones throughout, neutral tiles & colour scheme
- Large main bathroom with bath, frameless shower and quality fittings throughout
- Currently vacant for sale purposes as the current owners have moved to be closer to family and travel
- Solid executive home only 8 years young, WOULD MAKE AN AWESOME GREY NOMAD TRAVEL BASE for those wanting to downsize without compromising on quality. Well cared for home, presented immaculately as new, no \$\$\$ needed

GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!!

IF YOU HAVE BEEN SEARCHING FOR A PEACEFULLY SET MODERN HOME ON ACREAGE WITHOUT BREAKING THE BANK, WITHIN A SHORT DRIVE TO EVERYTHING, THIS IS IT! PRICED WELL BELOW REPLACEMENT COST FOR A QUICK SALE!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.michaelloader.com.au

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

The information provided is for use as an estimate only and potential purchasers should make their own enquiries to satisfy themselves of any matters

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