

FOR SALE



205 Lindy Drive, Rules Beach

4  3  3 

Only 5km from Flat Rock Picnic Area & a boat ramp on tidal Baffle Creek, this 4brm home with good sheds on 40 acres (16ha) is also only 7km from Rules Beach.

Price: \$349,000

View: remax.com.au/property-details/20242410

Mains power is connected and the home has a feed back to the grid solar system. Spacious with fans throughout, the open plan living area has a lounge, dining room, office area and a second sitting room which opens onto the back verandah. The kitchen has gas cooking and a dishwasher. At one end of the home, there is an open plan parents retreat with air conditioning & an ensuite whilst the remainder of the home has two bedrooms both with built in wardrobes and one with

Sue Robertson

M 0439 356 272

RE/MAX Coastal Lifestyle, Baffle Creek

air conditioning. Besides the main bathroom & toilet which are combined, there is another shower & toilet in the laundry shed off the end of the home. Hot water is gas and the home runs off bore water pumped to a header tank and gravity fed to the home.

The back of the home is totally enclosed with colourbond fencing providing a secure play area for children. An undercover BBQ area overlooks a lovely dam.

As well as the double lockable garage, there is a carport and out back of the home is a 4 bay high clearance machinery shed and workshop with concrete floor.

Ranging between 8m & 15m above sea level, the house is 2.5km as the crow flies from the ocean giving you sea breezes. Tucked well into the block ensuring your privacy, there are firebreaks around the boundaries and a good area cleared around the home.

Rates are approx. \$1,100 per year and the land line is connected. Mail is delivered 5 days a week and children can catch the school bus nearby.

Approx. distances: Baffle Creek facilities 15km, Bundaberg 101km, Agnes Water 68km, Gladstone 130km.

Copy and paste these co-ordinates 24 29 00.34 s 152 00 23.71 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me.

Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :)

Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.