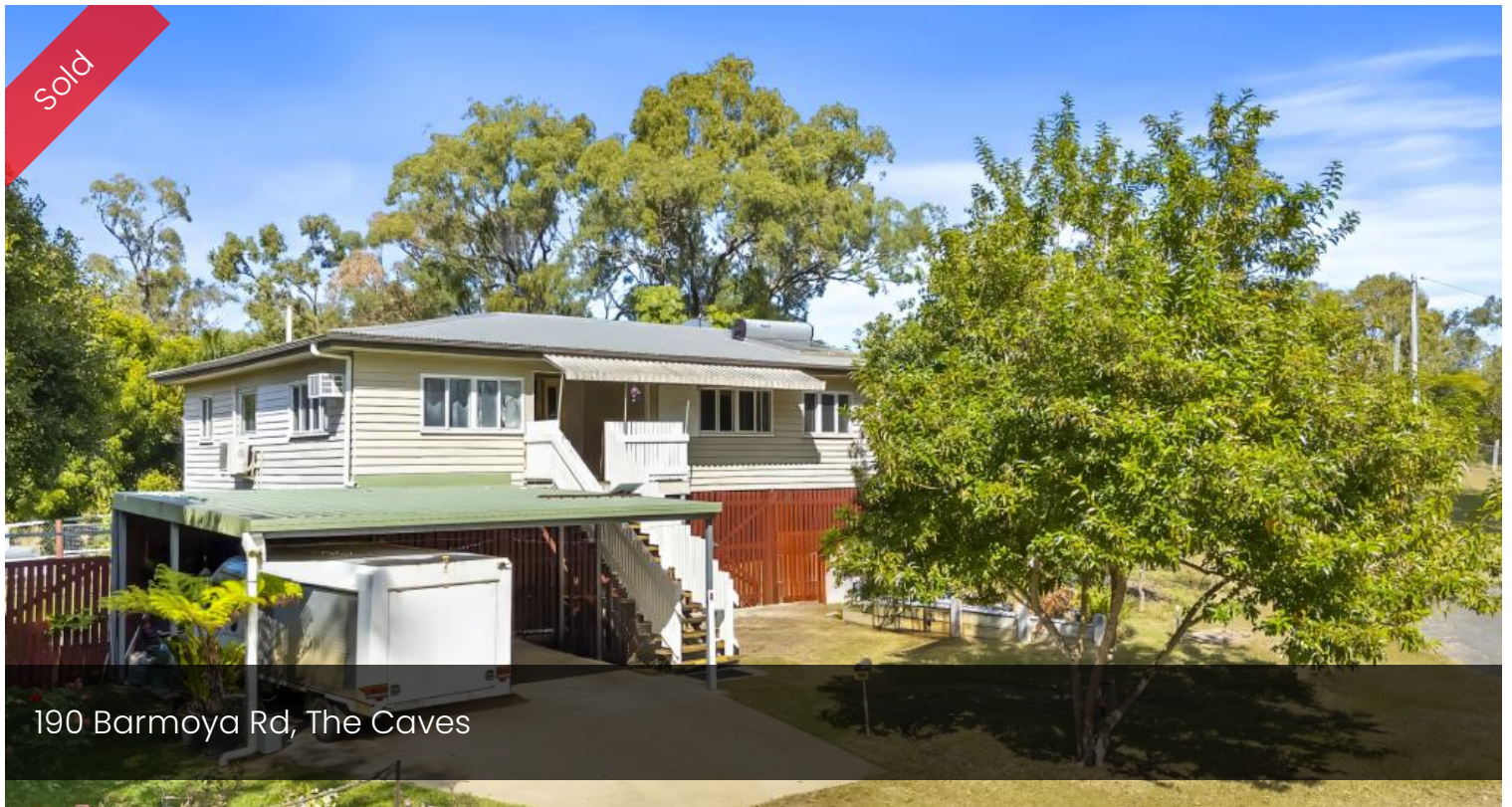


Sold



190 Barmoya Rd, The Caves



## Rural Lifestyle Opportunity on 3.96 Hectares – UNDER CONTRACT

UNDER CONTRACT - Nestled on a peaceful 3.9-hectare (9.78 acres) bushland parcel with two-road frontage, this well-positioned property offers the perfect blend of rural serenity and modern living, just moments from The Caves Primary School and town centre (27km to Rockhampton City and 15min to Parkhurst).

This highset home is solidly built on steel posts and girders with a 2.5m clearance to the floor joists.

Upstairs, the home boasts three bedrooms, each with mirrored built-in wardrobes, and two spacious living rooms – one of which could easily convert to a fourth bedroom or home office. The modern kitchen is well-appointed with a ceramic cooktop, double bowl sink, double-door pantry, and attractive benchtops, opening onto a combined

3 1 2 3.96ha

Price	SOLD
Property Type	Residential
Property ID	1186
Land Area	3.96 ha

### Agent Details

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### Office Details

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kitchen and dining area. The main bathroom includes a shower, vanity, and toilet, plus there's an additional separate toilet for convenience. There is also a solar hot water system to help keep those power bills down.

Downstairs is enclosed underneath with timber battens for privacy, lockable and fully concreted. It also features a lockable double carport, a laundry, and plenty of scope for storage or workspace.

Outdoors, enjoy the wide open space with room for a veggie garden, a chook run, garden shed, and the freedom to embrace the rural lifestyle of your choice. Town water, septic system and full council services complete this well-rounded lifestyle property.

#### ☒ Location Highlights

- Walking distance to The Caves School
- Easy access to The Caves township
- 27km to Rockhampton City
- 15min to Parkhurst
- Peaceful bushland setting with dual road access

For enquiries please call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

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