

190 Barmoya Road, The Caves







HUGE ULTRA SOUND HIGHSET HOME ON 9.78 ACRES(3.96 HECTARES) CLOSE TO THE CAVES TOWNSHIP

If you've been looking for a manageable acreage property where you can enjoy the freedom of country living without being too far from Rockhampton, this one deserves your attention.

Set on approximately 3.96 hectares (9.78 acres) of bushland with two-road frontage, 190 Barmoya Road offers space and plenty of potential for families, retirees, hobby farmers or anyone simply wanting to escape the confines of suburban living.

The highset home is solidly constructed on steel posts and girders, with approximately 2.5 metres clearance beneath the floor joists.

4 1 6 3.96ha

Price	$895,000
Property Type	Residential
Property ID	1211
Land Area	3.96 ha

Agent Details

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Upstairs you'll find four bedrooms, the master bedroom being extra spacious easily managing a king size bed.

The modern highly practical kitchen features a ceramic cooktop, double-bowl sink, double-door pantry and generous bench space, flowing into the combined kitchen and dining area.

The bathroom includes shower, vanity and toilet. For extra convenience there is a separate additional toilet. The home is connected to townwater and there is also a bore located on the block.

Downstairs has been enclosed with timber battens for privacy and is fully concreted and lockable, providing excellent storage and workspace options as well as a laundry. Having the extra high clearance and minimal steel posts gives the option of developing the entire under house space as living area effectively doubling the accommodation capacity.

The 6 car accommodation is made up of a recently constructed skillion-roofed 2 car garage on the Eastern side of the home being fully enclosed and lockable with roller doors, under the house and there is also a two-car carport at the front of the home adjacent to the front steps.

Outside is where the country lifestyle really comes into its own.

Your kids will thrive with the country air and the space to move, no more the boredom of a small town allotment driving them inside to their computer screens. A wonderful healthy lifestyle away from the city could be just what the doctor ordered.

With almost 10 acres to call your own, there's room for sheds, gardens, a veggie patch, chooks, pets, bike and walking tracks and all those projects you've been wanting space for. The property's dual-road frontage is another

valuable feature, providing flexibility for access and future use.

PROPERTY HIGHLIGHTS

- Approximately 3.96ha / 9.78 acres
- Bushland setting
- Two-road frontage
- Highset four-bedroom home
- Wardrobes to all bedrooms
- Modern, practical kitchen
- Bathroom plus additional separate toilet
- Solar hot water
- Fully concreted and lockable area underneath
- Lockable double car accommodation under plus extra two bay car accommodation
- Downstairs laundry
- Town water
- Septic system
- Town Power
- Room for sheds, gardens, chooks and outdoor living
- Close to The Caves State School and township
- Approximately 15 minutes to Parkhurst
- Approximately 27km to Rockhampton

A LITTLE BIT OF COUNTRY – WITHOUT GIVING UP CONVENIENCE

The Caves has long been popular with buyers wanting more room to move while retaining convenient access to Rockhampton, Parkhurst and the Bruce Highway.

Whether you're looking for a family acreage property, a quieter country lifestyle, space for your hobbies or simply somewhere you can sit back at the end of the day and enjoy having almost ten acres around you, 190 Barmoya Road offers an increasingly hard-to-find combination of acreage and accessibility.

Inspect and discover just how much lifestyle you can fit into 9.78 acres.

For further information or to arrange your inspection,

contact:

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Alan Cornick Real Estate

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