







PRIVATE 8-ACRE COUNTRY RETREAT – BORE, SHED-HOUSE & ROOM TO BREATHE

Tucked away at the end of the road and surrounded by the privacy of the Central Queensland countryside, this 3.23 hectare (approximately 8 acre) property offers an appealing opportunity to embrace a relaxed rural lifestyle.

Whether you're looking for room for horses or livestock, space to pursue agricultural interests, a practical base for working out west, or simply somewhere to escape the hustle and bustle, this versatile property has plenty of potential.

At the heart of the property is a three-bedroom lined shed-style house featuring a spacious open-plan kitchen, dining and living area with a fireplace. The main living space is air-conditioned for year-round comfort, while the front

3 1 2 3.23ha

Price	$485,000
Property Type	Residential
Property ID	1215
Land Area	3.23 ha

Agent Details

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Office Details

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verandah provides a relaxed spot to sit back and enjoy the elevated outlook and peace and quiet of your rural surroundings.

Water is an important asset on any country property, and here you'll find a quality bore fitted with a brand-new pump, providing a valuable water source for rural living, livestock and property use.

Around the property are numerous outbuildings offering useful options for storage, barbecue and entertaining areas, workshops or other lifestyle pursuits.

There is also an older set of yards and an older shed structure. While requiring work, these may offer potential for the right buyer to restore or re-purpose as livestock facilities, storage, animal shelter or stables, depending on individual requirements.

PROPERTY FEATURES

- 3.23 hectares – approximately 7.98 acres
- Private end-of-road position
- Three-bedroom shed-style dwelling
- Large open-plan kitchen, dining and living area
- Air-conditioned living space
- Front verandah
- Quality bore with brand-new pump
- Suitable for livestock, horses or small-scale agricultural pursuits
- Numerous useful outbuildings
- Outdoor barbecue and entertaining possibilities
- Older livestock yards
- Older shed structure with potential for restoration or repurposing
- Plenty of room for vehicles, machinery, trailers and

equipment

- Quiet rural setting with convenient access to the Capricorn Highway
- Approximately 31 minutes to Gracemere
- Approximately 42 minutes to Rockhampton

WELCOME TO WESTWOOD

Westwood is a welcoming rural community west of Rockhampton, offering the relaxed country lifestyle for which Central Queensland is renowned. The district is characterised by rural properties, grazing country and open space, while its proximity to the Capricorn Highway provides convenient access east to Gracemere and Rockhampton or west towards Central Queensland's mining and resources regions.

Westwood has its own primary school, while Gracemere, approximately 31 minutes away, provides an expanding range of services and facilities. Construction is also underway on the new high school at Gracemere, adding another important educational facility to this growing community.

Rockhampton is approximately 42 minutes away, providing access to major shopping, medical facilities, secondary and tertiary education, the airport and a comprehensive range of services.

The location could be particularly attractive to those working in the mines or other industries further west, as well as truck drivers, contractors and rural workers looking for a practical country base with good highway access.

Whether you're a horse enthusiast, have livestock, need room for trucks and equipment, want to pursue a more self-sufficient lifestyle or simply dream of having your own private patch of Central Queensland countryside, 77 Slaughterhouse Road offers space, water, privacy and plenty of possibilities.

Come home to the quiet life – approximately 8 acres where you can spread out, slow down and make the property your own.

Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

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