

Sold

199 Sheldrake Road, Alton Downs



## Town and Country Life – An Exciting Opportunity for Acreage Lifestyle 7.28ha (approx. 18 acres) Alton Downs

Only 20 kilometres from Rockhampton, this Alton Downs property presents a great opportunity for those who want to play with their horses or small livestock. The council certified quality “shed house” was built in 2012 and renovated in 2018. It looks and feels fabulous! Three air conditioned bedrooms (2 with carpet; 1 with vinyl plank floor cover), with tiled kitchen and bathroom and open plan living area, again with vinyl plank floor covering presents an opportunity for amazingly comfortable living. There is a large cemented covered veranda at the front of the dwelling with selected heavy Rosewood posts which is perfect for sitting and relaxing at the end of the day and having an easy barbeque dinner. What a terrific

 3  1  4  7.28 ha

Price	SOLD
Property Type	Residential
Property ID	933
Land Area	7.28 ha

### Agent Details

Alan Cornick – 0418 792 888  
Leonie Wheeler – 0428 199 930

### Office Details

Rockhampton  
109 Campbell St  
Rockhampton City QLD 4700  
Australia  
0749278999



space to share with friends and family! Established lawn and gardens give the homestead a cool lush feeling with two garden sheds which are handy for the mower and tools.



A high roofed, open sided, vehicle shed has been built with council certification, and is perfect for high trucks or goose-neck trailer. Attached to this is a handy tack/storage room for that horse gear or those vehicle parts. A gravel fenced lane way gives access to house from the road and being a corner block, it has access from two sides of the block. The bitumen ends just before the driveway and school buses stop very close by.

Buyers will be reassured that there is a 1 Mega litre water licence from the Fitzroy river, which is approximately 2 km from the house, so there is plentiful quality water that pumps into two 5000 gal tanks. Water is fed into all four paddocks. There is a 25 m deep bore which is no longer used and a 1000-gal tank for rainwater provides adequate drinking water for the homestead. Two paddocks have been seeded with Rhodes, Epic Grass and Butterfly Pea so the potential to have good feed for livestock is there, especially with utilisation of cell grazing. A good body of sand has been brought in close to the shed and is perfect for anyone wanting to build an arena ideal for horse training. Half yearly rates at \$1366.10, makes this great value living. Blocks like this are in great demand. Come and enjoy the benefits of having a town and country life. Don't miss out on this one! The work has been done for you! REDUCED Priced at \$488,000. Call Alan Cornick 0418 790 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

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