

Sold

68-74 Eden Street W  
WALKERS POINT

74 Eden St W, Walkers Point



## 13 ACRES & 2 HOUSES ON 1 TITLE = A RARE FIND!

Are you looking for a lifestyle property where you can have your horses, maybe a few head of cattle, chooks & room for some veggies? Oh & did I mention 2 HOUSES ON RIVERFRONT LAND with deep water access! Well look no further...this is the one.

Opportunities like this one certainly are rare in today's market and lifestyle properties such as this are in high demand as more and more people seek their own plot of land which offers privacy & sustainability. The huge upside to this property is the two separate dwellings on the property so you can live in one and continue to rent the other to offset your cost of living. There is a good distance between the two dwellings so neither person is living in the other's pocket and both dwellings have some very attractive features such as a swimming pool & river views.

The property generally is a combination of improved land, ideal for crops, horses & other farmyard animals and treed paddocks complete with dam and fenced into multiple paddocks for ease of livestock maintenance.

There is a HUGE 391sqm approximately of under roof space across the two dwellings!

The main house is nestled along the meandering banks of the serene Mary River, the two-story home boasts many quality features, with two bedrooms, a bathroom with shower over bath, kitchen with electric cooking and plenty of cabinetry and a large air conditioned lounge room that opens onto the stunning deck that overlooks the river. This home is currently tenanted until June 2024 returning \$475 per week.

🚗 6 🏠 3 🚗 7 📄 13.00 ac

**Price** SOLD for \$837,500  
**Property Type** Residential  
**Property ID** 5422  
**Land Area** 13.00 ac  
**Floor Area** 386 m<sup>2</sup>

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Maryborough  
247 Adelaide St Maryborough, QLD,  
4650 Australia  
0741222233



#### House 1 Features:

- 3 bedrooms (built-in robes upstairs)
- 2 bathrooms (showers up & down with separate toilets up & down)
- Air-conditioning in the main living area upstairs
- Air-conditioning in the downstairs bedroom/rumpus
- Lounge/Dining combination
- Fireplace
- Large Deck with river views
- Ceiling fans throughout
- Plenty of under cover car parking both at the house and in the 4 bay shed with attached carport
- Round yard for horses
- several smaller horse paddocks around the house for separation
- Fenced house yard for the kids or pets
- Plenty of water tank storage
- Deep water access for the boating enthusiast

The secondary house is located not far from the main house however still offers privacy and completely separate living as well as being completely individually fenced.

#### House 2 Features:

- Brick construction
- 3 bedrooms
- 1 bathroom
- Ceiling fans throughout
- Fenced yard
- Swimming pool
- Double lock up garage
- Lounge/Dining combination
- Plenty of tank water storage
- Currently tenanted on a periodic lease for \$350pw

Whether you're an investor looking for dual income returns or seeking the ideal lifestyle property this one has something for everyone.

Located just 10mins drive from the Maryborough CBD & 5mins to the Granville Tavern & shops you can enjoy everything a country lifestyle has to offer but still be close to all the creature comforts.

This is a relatively easy to maintain property and even has power available down near the river if you ever wanted to put a jetty or pontoon in place and set sail on your own yacht or tinnie?

Call Justen Tillman on 0412262325 from Blue Moon Property Maryborough to arrange a private inspection.

*responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*