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# Welcome

**Thank you for your interest in 200 Woodswallow Drive, MOOLBOOLAMAN.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

## The Property



**200 Woodswallow Drive,  
MOOLBOOLAMAN**

**WHAT COUNTRY LIVING IS ALL ABOUT**

5  2  2  **\$565,000**

Air Conditioning

Outside Spa

Open Fire Place

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

A magnificent 405m<sup>2</sup> double brick house set in the most serene undulating location on the outskirts of Gin Gin. The residence is set on a ridge well back from the road and approached through a large Olive tree plantation.

The 2.4m wide patio surrounding the house on all sides allows full enjoyment of the well kept gardens and the country setting.

All rooms have direct access to the veranda-patio.

Internally the 220m<sup>2</sup> living space offers a large living and dining area which is light and airy from the sliding glass doors on three sides and with a wood fired combustion stove for the cooler nights.

The adjoining well appointed kitchen has a huge walk-in pantry and a serving hatch into the dining area; it has been approved as a commercial kitchen.

The Master bedroom has an ensuite and walk-in robe.

There are four additional large, (3xQueen & 1xKing), bedrooms complete with built-in robes and private entry of sliding glass doors to the veranda.

(B&B opportunities?)

There are a separate toilet and a large bathroom which has a shower recess and full size bath.

The laundry is well equipped with linen cupboards and storage. The house is tiled throughout for easy housekeeping.

In the outside entertainment area will be found a heated spa and brick built BBQ. A large fishpond and water feature provides a relaxing accompaniment.

The underground concrete water tank provides for 70,000 litres of rain water storage as well as another 20,000 litre tank at the shed.

The huge three-bay shed provides for the car parking, tractor, mowers, tools, and also a processing area for the Olive leaf crop. There is also a well-built large chicken house with concrete floor.

The property is fully fenced and has two dams and a comprehensive irrigation system. There are two Olive plantations comprising about 1000 mature trees as well as a variety of fruit trees - orange, mango, banana and the like.

The nearby township of Gin Gin, just 10 minutes away, has two schools, an IGA supermarket, two Doctor Surgeries, a Chemist and a hospital.

The property is an easy 45-minute drive into Bundaberg with its large shopping centres, hospitals, airport and rail terminals.

This is a very desirable residence offering a great lifestyle.

## Location

