



## 315 Preston Road, ADELAIDE PARK, QLD 4703

### Established Acreage, Endless Possibilities!

Enjoy the best of rural seclusion and coastal convenience at 315 Preston Road, Adelaide Park, where 40.25 acres of versatile lifestyle land combine with a location just minutes from Yeppoon's beaches, schools and CBD.

Acreage of this scale and proximity is becoming increasingly scarce. Properties this close to town, yet offering genuine privacy and seclusion, are unlikely to be replicated in the future. For buyers seeking an affordable acreage holding with significant upside, this is a strategic acquisition.

The property is ideally suited to those downsizing from larger rural holdings, families wanting space and freedom, or town-based buyers ready to upgrade to a more private and self-sufficient lifestyle. While the home and grounds offer immediate liveability, there is clear scope to further enhance and modernise to unlock the property's full potential.

The residence comprises four bedrooms and three bathrooms, including two ensuited bedrooms. The master suite features a walk-in robe and renovated ensuite, while the interior has been freshly painted throughout. A substantial rumpus/living room provides flexibility for growing families.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 111P1044

#### SALE DETAILS

**Offers Over \$1,300,000  
Considered**

#### CONTACT DETAILS

**Elders Yeppoon**  
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One of the standout features is the 20-metre-long undercover entertaining patio finished with Ekodeck boards, an exceptional outdoor space that will comfortably host large gatherings and family events.

Infrastructure is extensive and highly functional. The property includes a 13kW solar system, backup generator with automatic start capability, solar-powered bore with strong-quality water, and rainwater supply to the home, offering practical resilience and reduced ongoing costs.

A fully appointed, separate granny flat with its own kitchen and ensuite provides ideal accommodation for guests, extended family, or independent teenagers.

For buyers requiring shedding and workspace, the improvements are substantial:

- 18m high-clearance industrial machinery shed complete with workshop and spray booth
- Additional steel-framed lean-to workshop
- Horse stables and holding yard connected to a separate 10-acre front paddock

The land itself is well suited to livestock, with multiple fenced paddocks capable of running approximately 15 head of cattle. A picturesque creek runs along the boundary and holds water year-round, enhancing both aesthetics and functionality.

Importantly, the front approximate 10-acre paddock offers potential for subdivision (STCA), creating future income or capital uplift opportunities, a valuable strategic advantage for buyers thinking long-term.

This is acreage buying at an accessible price point within the Yeppoon hinterland market, offering scale, infrastructure, water security and genuine lifestyle appeal, with room to value-add over time.

#### Key Features:

- 40.25 acres of usable lifestyle land
- Private and secluded setting under 10 minutes to schools, shops and beaches
- 4-bedroom, 3-bathroom home
- Two ensuited bedrooms
- Master with walk-in robe and renovated ensuite
- Freshly painted interior
- Huge rumpus/living area
- 20m undercover entertaining patio with Ekodeck boards
- 13kW solar power system
- Automatic backup generator
- Separate fully appointed granny flat with kitchen and ensuite
- Solar-powered bore with strong-quality water

- Rainwater connected to residence
- 18m high-clearance industrial machinery shed with workshop and spray booth
- Additional steel-framed lean-to workshop
- Permanent creek along property boundary
- Horse stables and holding yard
- Separate 10-acre front paddock
- Capacity to run approx. 15 head of cattle
- Subdivision potential to front paddock (STCA)
  - Land Area 40.25 acres
  - Bedrooms: 4
  - Bathrooms: 2
  - Car Parks: 6













