



## 12017 Carnarvon Highway, ST GEORGE, QLD 4487

### Outstanding Rural Retreat on the Balonne River

Elders St George invites you to inspect this rural retreat situated on the beautiful Balonne River with the following outstanding features:

- Wonderfully private 5 bedroom, 2 ½ bathroom, + office, brick veneer home
- 180-degree river views from kitchen, living area, and main bedroom
- Wide wrap-around veranda
- Exceptional river access for water sports, skiing and fishing
- Galley kitchen, stone bench top, double fridge, Miele gas cooktop, Neff double wall oven
- In-ground saltwater pool

**TYPE:** Sold

**INTERNET ID:** 300P126087

#### AUCTION DETAILS

10:00am, Saturday  
September 9th, 2023

#### CONTACT DETAILS

**Elders Real Estate St George**

189 Grey Street  
ST GEORGE, QLD  
07 4625 3699

**Janette Schurmann**  
0419 988 839

Â• Town bore water to house and shed

Â• Home environment is very quiet & private as it is set well back from main road, & within the town 60km zone

Â• Tree-lined gravel driveway

Â• 4.05 ha property

Â• Established, parklike, low-maintenance gardens

Â• Automated watering system

Â• Durable "Hidden Fence" dog fence surrounding the whole property

Â• 1.8m x 1.8m Cold room

Â• Large 28m x 9m colorbond shed

Â• High clearance boat shed annex to the existing shed 3.9m wide x 12.7m long

Â• 12m x 3m 3 room donga adjoining the shed

Â• Ducted reverse cycle air conditioning and ceiling fans throughout

Driving down the tree-lined drive, you enter a private retreat with established gardens, a superb, spacious, contemporary home, a sparkling inground pool, extra-large shed all perfectly positioned on the banks of the Balonne River. The 10 acres of cleared flat land, with tiered terraces down to the river is ideally located, close to town yet, peaceful, private, and with a feeling of seclusion, as the residence is well set back from the road, and very close to the river.

The moment you walk into this home you get an understanding of the space and quality it has to offer. This five-bedroom, 2.5 bathroom home is designed to showcase the fantastic views of the river from multiple rooms. All with double-hung windows and large glass sliding doors. The entire home is surrounded by a fabulous timber ~2.2m wide veranda, ensuring cool living on the outside plus zoned reverse cycle ducted air-conditioning throughout the interior, as well as ceiling fans. The stylish galley kitchen features a stone bench top, five burner Miele gas cooktop, and Neff electric double oven. The kitchen-living area opens onto the extra-wide covered deck area to make the perfect outdoor entertainment area. This showcases the river views and is designed to shade alfresco diners in the summertime. Inside is the large open-plan living area with the kitchen alongside the dining and lounge room. All these rooms benefit from river and pool views. The master bedroom is spacious and includes a generously sized ensuite and walk-in robe. Wide hallways lead to four bedrooms with built-in wardrobes.

Outdoor improvements include a large 28 metre by 9 metre colorbond shed with a fully concreted floor. 2 bays are lockable with 2 high roller doors and a small man door to the side. There are also 2 open bays, one of which houses a great-sized cold room. Incorporated alongside, and with access to the shed is a 3 bedroom donga with facilities ideal for visitors. In addition to all of this, a fully lined unit within the shed has office / craft or play capabilities. Adjacent, and joining the shed is a high-clearance boat

shed.

There is a flood-lit area & power outlets on the river's edge to help with evening barbies or camping/caravanning visitors. Or alternatively, relax by a campfire & soak in the serenity underneath the stars, after those memorable family days paddle boarding, canoeing, swimming, and water skiing. There is also the option to cool off on a hot summer's day, jump into the sparkling saltwater pool.

Or to cool off on a hot summer's day, jump into the sparkling saltwater pool.

House water access includes town bore water supplied to the house via a pressure pump, and shed, plus river water for stock and domestic purposes. Rainwater is supplied to the house via a pressure pump from a tank at the front of the shed & 2 additional large rainwater tanks are also connected to a pressure pump, at the rear of the shed.

Other features include a private boat ramp, to launch a boat or jet ski, & for dog lovers, there has been a Hidden dog fence installed, a circular driveway to the front of the house, and a handy grassed paddock to the front of the property, which includes a fenced horse yard with water supply for the pony.

This is your rare opportunity to purchase a move-in ready, highly improved, picturesque, and lifestyle-centred property for genuine sale.

AUCTION ONSITE - SATURDAY 9TH SEPTEMBER, 2023 10AM

OPEN HOUSES

Saturday 19th August 2023 10am - 11am

Friday 25th August 2023 1pm -2pm

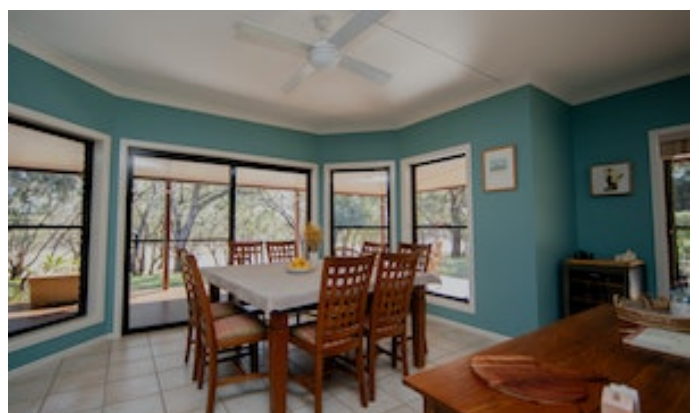
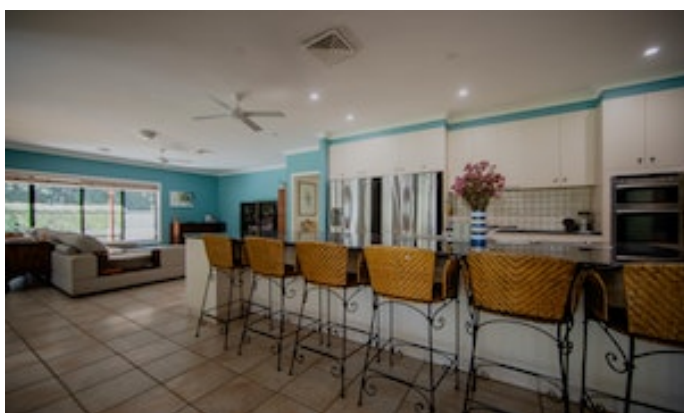
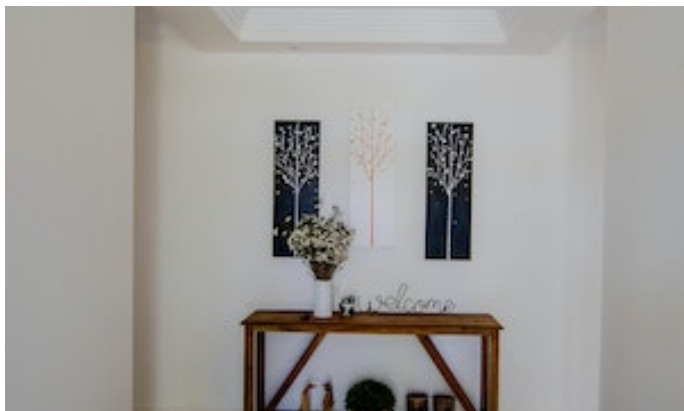
Thursday 31st August 2023 5pm - 6pm

Phone Janette 0419988839 or Brendan 0428255568 for further information.

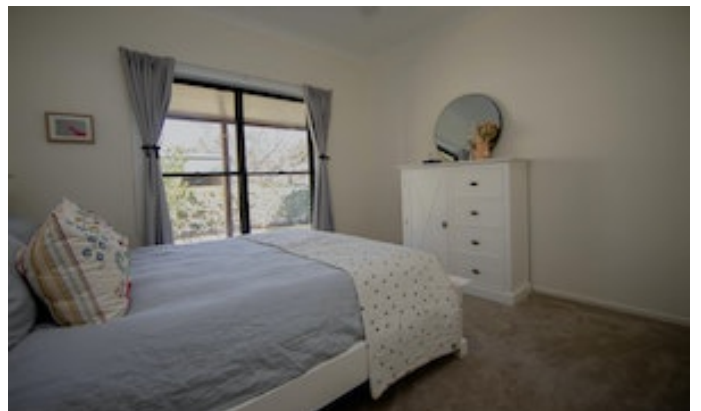
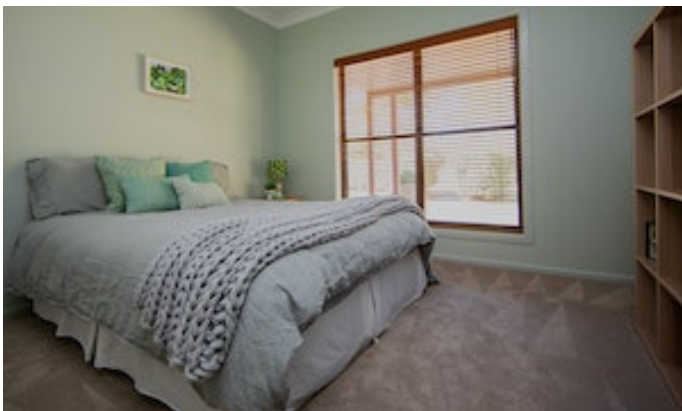
Other features: River Views

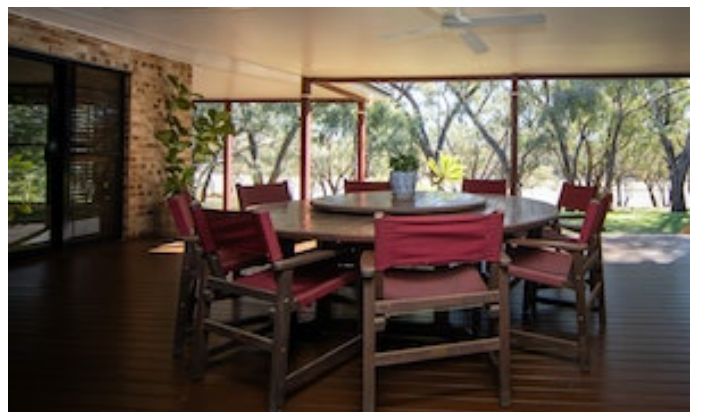
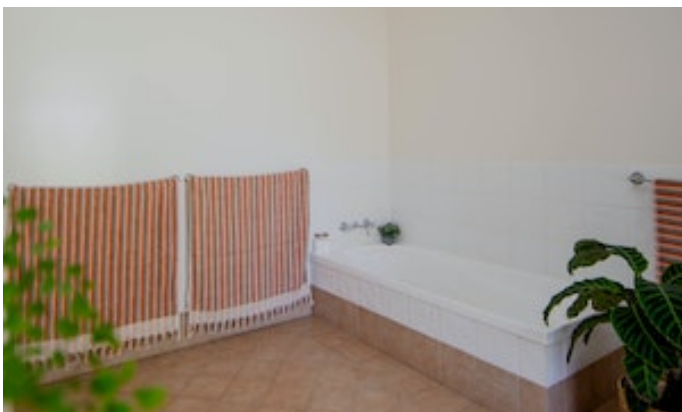
- Land Area 4.05 hectares
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 7



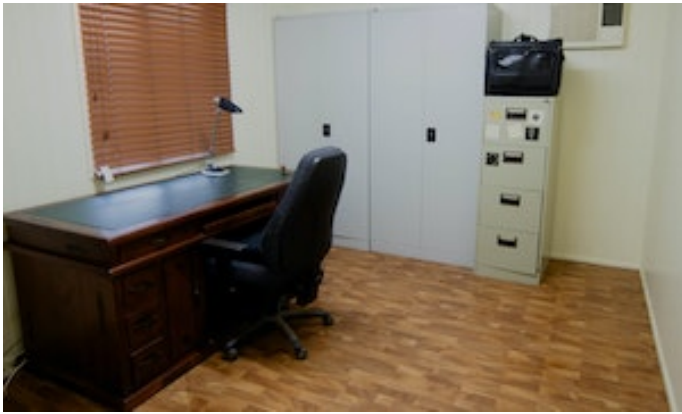














## 12017 Carnavon Highway, St George

This floor plan is not to scale. Areas, layout and any dimensions are approximate only. Therefore the plan should be viewed for illustrative purposes only

