



49 Small Road, CALLIOPE, QLD 4680

THIS PROPERTY IS ONE OF A KIND- Unique Lifestyle property available for the first time in nearly 30 years

Set on 8.69 hectares-just under 21.5 acres-it is my pleasure to present this truly unique property to the market.

For nearly 30 years, the current owners have enjoyed life atop this picturesque hill, creating countless memories while embracing everything this remarkable property has to offer. Now, they feel it's time for a new family to enjoy the same lifestyle and opportunities.

From the expansive panoramic views to the usable acreage, this property delivers a rare combination of space, privacy, and functionality.

Offering a 600 meter concrete driveway leading up to the property makes access a breeze. Another one of its standout features is the purpose-built viewing platform, providing a spectacular vantage point to soak in the surrounding landscape.

The home itself is a well-designed three-bedroom, two-bathroom brick-and-tile

TYPE: For Sale

INTERNET ID: 300P196059

SALE DETAILS

**EXPRESSIONS OF
INTEREST -
CONTACT AGENT
DIRECTLY**

CONTACT DETAILS

Kylee Young
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residence, featuring open-plan living, additional living areas, and a dedicated office space/ fourth bedroom -perfect for modern family living.

AT A GLANCE;

Step into a chef's paradise with a newly installed gas hob and oven, complete with air fryer capabilities. Whether you're whipping up a family feast or entertaining guests, this kitchen is sure to inspire your culinary creativity.

Large open planned living and dining opens you up to the panoramic views from every window.

While the charming Jack and Jill bathroom offers both style and practicality, ensuring easy access for family and visitors alike. It's a perfect blend of comfort and functionality for your daily routines.

Expansive Outdoor Living

Imagine relaxing and unwinding in the beautifully upgraded pool area, featuring brand-new decking measuring 16m x 7m, the impressive 11.5-metre swimming pool, perched perfectly on the edge of the property, is an exceptional addition with uninterrupted 360-degree views stretching in every direction, it offers an almost infinity-pool experience-a truly breathtaking place to relax, unwind, and appreciate the beauty of your surroundings.

Enjoy sunny afternoons, host barbecues, or simply soak up the serene atmosphere on your two elegant patios adorned with epoxy flooring.

Water Abundance and Efficiency

Your every need is met with 2 x 30,000-liter water tank, ensuring a reliable supply for your household. With an additional 2 x 3,000-liter tank off the garage and a borehole that can pump directly to the house, you'll have peace of mind knowing you're well-equipped to handle all your water needs. Two pressure pumps guarantee optimal water flow throughout your property.

Vendors have had a termite barrier installed just four years ago, which means you can move in with confidence, knowing your home is well-protected and efficiently managed.

With additional stockyards and stables, and a good sized dam at the gateway this property is perfect for horse lovers and rural life stylers.... it honestly doesn't get much better than this..... PLUS!!!! an extra pad cut out conveniently at the bottom of the driveway for further sheds or options for further dwellings, power is available to this site already!

And speaking of family, you may notice some regular visitors. Over the years, the owners have formed a special connection with the local wildlife, and it's not uncommon to see kangaroos and their joeys stopping by, having made this hillside their home as well.

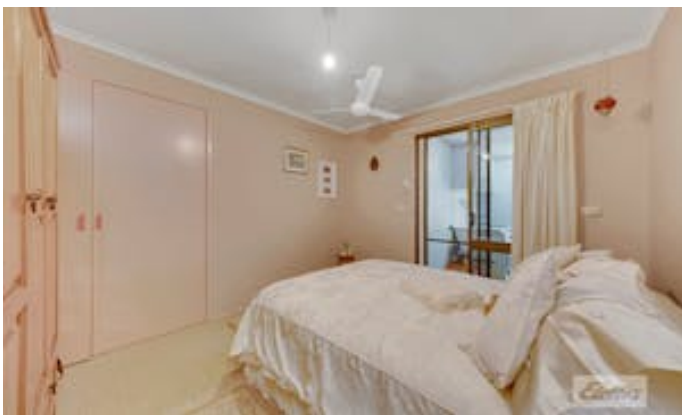
This lifestyle property isn't just a home; it's a sanctuary where you can live, relax, and play in luxury. Don't miss the chance to make it yours!

Call KYLEE or LILAH from ELDERS GLADSTONE AND TANNUM SANDS TODAY to secure your inspection!!!!

Other features: Area Views, Bush Retreat, Creative

- Land Area 8.69 hectares
- Bedrooms: 3
- Bathrooms: 2
- 3 car garage
- Single carport
- Ensuite









49 Small Road, Calliope



Floor plan is for illustrative purposes only and is not to scale. All information provided is a guide only and should be independently verified.