

Sold



64 Simba Road, West Woombye



## Sheds Galore- Peaceful and Private 4.89 Acres

Measuring just shy of 5 acres and boasting beautifully productive and gently sloping land, this very pretty property hosts a backdrop of native forest, lots of fruit and nut trees and a perennial creek. If the quiet life on a small acreage block close to town, abundant sheds and plentiful water appeals, you may like to consider this lovely piece of West Woombye which is zoned Rural.

### The house:

- Solid and welcoming 2 bedroom double brick home
- Exposed brick and timber features with vaulted ceilings
- Large master bedroom with ensuite and corner spa bath
- Separate living and dining rooms
- Great kitchen with wood stove and massive pantry
- Triple Carport
- Separate mud room and laundry with extra toilet and shower
- Abundant rainwater 9 x 5000Gal tanks (170,000Lt)
- Approximately 30 years old
- Plenty of space to add or extend

### Four Sheds:

- 3 bay machinery shed with 2.7m clearance
- 2 bays with roller doors
- Concrete floor and power

🛏 2 📶 2 🚗 8 📏 19,800m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	30
<b>Land Area</b>	19,800 m <sup>2</sup>

### Agent Details

Fiona Gregory - 0431 366 364

### Office Details

Sunshine Estate Agents  
The Boarding Office, Suite 5,  
Level 1 80 Currie Street Nambour  
QLD 4560 Australia  
07 5354 6007



- 6m x 6m habitable Colorbond shed
- Powered with its own safety switch
- Partly lined and has vinyl flooring
- Kitchenette, shower and toilet, own laundry and septic
  
- 9m x 8m Colourbond shed with 3m door clearance
- Powered with it's own safety switch,
- Concrete floor, airconditioned
  
- 3m x 3m Garden or mower shed

There is good feed on the property which was subdivided from a larger family held grazing property, great for horses or even a couple of beasties. There are an abundance of exotic fruit and nut trees on the property including citrus, carambola, lychee, jaboticaba, black sapote, macadamia, pecan and mango to name just a few.

The block slopes gently away from the road with a northerly aspect ideal for season round fruit and vegetable growing, towards the bottom 1/4 of the block the slope increases towards the creek with pump and large established native trees. There is ample provision for water here with each of the tanks reticulated to the central house supply to ensure you don't run out.

Quality, small acreage properties so close to town are a very popular commodity so make the most of your opportunity for a Sneak Peek before this hits the open market. Our owners are ready to retire and move to the next chapter of their lives.

Distances:

7km to Woombye

9km to Palmwoods

9.6km to Nambour Plaza and cinemas

12 Km to M1

22km to Sunshine Plaza

24km to Alexandra Headland Beach

27km to Sunshine Coast Airport

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