

SOLD

## 20 Kode Rd, Carmoo



### Private Shack on 2 Acres by the Boat Ramp !

- \* 2 private acres
- \* Council approved class 1a dwelling
- \* 4 bay shed / Mower shed
- \* Bird aviary and wallaby/chook enclosure

Bring the chooks, be a wildlife carer or bring the boat and keep as a weekender! This private, fully approved 1 bedroom shed home on 2 acres just around the corner from the Hull River Boat ramp is available for sale for the first time in 25 years!

It's time for the seller to downsize so it's a great opportunity to get into the market at an affordable price!

The house is open plan, shed style with full council approval for a class 1a dwelling.

Open plan living area with high ceilings, just freshly painted. There's a kitchen with gas stove top and a bathroom with shower and toilet.

Ceiling fans are throughout and there are screens on all the windows.

There's a large covered outdoor extension that's fully paved so loads of room for outdoor living. The laundry is located here and the area is fully fenced.

The seller is a wildlife carer so you have a bird aviary, a wallaby enclosure (which would make a great chook house), plus a 4 bay carport and mower shed.

Fruit trees, privacy, fencing on 3 sides of the property – The house and improvements are built on the rear of the block with lots of room on the front if you want to build something more substantial when it suits.

1 1 4 8,015 m2

**Price** SOLD for \$350,000  
**Property Type** Residential  
**Property ID** 2635  
**Land Area** 8,015 m2

### Agent Details

Tania Steele - 0448 250 499

### Office Details

Tropical Property Sales  
Shop 2, 2-4 Stephens Street  
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07 4088 6880



Otherwise, it's your comfortable, private shack on 2 acres at an affordable price! Boaties will love the fact that the Hull River boat ramp is around the corner and there's lots of room for the biggest of boats !

Marketed exclusively by Tania @ Tropical Property – Inspections strictly by appointment only please.

\* Connected to town water, septic and NBN

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