



## Acreage Delight With Direct Pumicestone Passage Access!

Have you been looking for a large rural property with ample water supply, cleared land and in an ideal location? Then look no more- you have found the one!

Welcome home to 39 Maud Street Donnybrook.

Set on a pristine 91.5 acres (37.03 ha) of cleared land backing on to the Pumicestone Passage this property has the potential for so much and is now yours for the taking!

Whether it be for farming/cattle, to add further dwellings/holidaying or whether you are just wanting a large rural property in town then this property is the one for you!

### Main Features include:

- Ample water supply with town water, multiple dams, Pumicestone passage access + multiple tanks
- Near new double storey home
- 4 bedrooms all with walk in robes, 2.5 bathrooms + double garage
- Large 20 x 18m shed with toilet, shower + power
- State of the art solar system + Tesla car batteries
- Ducted Air con throughout the property
- Ample land cleared and fenced!
- Abundance of fruit trees

Walking through the grand ent

## WITHDRAWN

Address : 39, Maud Street, QLD, DONNYBROOK, 4510

Area : 37.03 per sqm

Bedrooms : 4

Bathrooms : 2

Car Space : 7

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Type : AcreageSemi-rural

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trance you are greeted with an open flow of natural light and abundance. The front of the home comprises of a separate study and a media room away from the main living area for peace and privacy. The secluded bathroom on ground floor along with the double garage with rear access and tesla battery make for the utmost convenience. Welcoming you as you transcend through is a large and exquisite open plan living and dining area with sliding doors on all sides to welcome the cross breezes. The large kitchen with butlers pantry leading into the laundry with side door access makes all your cooking and cleaning needs enjoyable!

The upper level consists of 4 bedrooms all with Walk in Robes, master with an ensuite and a second bathroom with separate toilet. Ample linen cupboards and an open tv/multi purpose room plus views out across the land makes this home a dream!

Away from the house you have a large 20x18m approx shed, fully powered with a toilet and shower and the solar system powering both the shed and the property. With 5 roller doors plus other entrances it is the ideal size to store all of your belongings and toys!

Transcending into the garden the open natural plains are ready for all your desires. With multiple dams throughout the property, majestic solar lights and a gravel road all the way through the whole property this is a 90+ acre gem that is fully usable! The rear of the property backs on to the Pumicestone Passage and with direct access there and the abundance of mangrove trees makes it the ideal fishing, crabbing & kayaking opportunity at your back door!

This is one property you do not want to miss out on. Be sure to get in touch with George or Rob from Robert James Realty today to secure your private viewing of this fantastic property!