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## Salesperson

Welcome to the marketing Campaign for 296 Lindy Drive, RULES BEACH.

I am the selling agent and if you have any queries please do not hesitate to contact me.

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# Property Photos

## Photo Gallery











HOUSE 2



House 2 Bedroom



House 2 kitchen



House 2 living area



House 2 Bath/laundry



House 2 carport



House 2 Patio





## Property Features

### Key features of the property

- ***2 Bedrooms***
- ***1 Bathroom***
- ***3 Garages***
- ***3 Carports***
- ***Air Conditioning***
- ***Study***
- ***Shed***
- ***Built In Robes***
- ***Dishwasher***

## Property Information



16.72 hectares



### 296 Lindy Drive, RULES BEACH QLD



This is a property that gives you options, it has 2 x one-bedroom homes plus an additional room and bathroom within the garage. The main house has both stand-alone solar and mains power and the 2nd home is stand-alone solar. There is both plenty of rain water plus good bore water. Over 100 mature mango trees. Live in one house and rent the other, rent the main house and keep the 2nd house for your holiday accommodation or rent both houses. The houses are spaced well apart ensuring privacy from each other. Rules Beach and Flat Rock Boat Ramp both under 7 km away. The drone photo taken from above the house shows Rules Beach.

House 1  Located at the rear of the property, has a large garage, beautiful gardens and mango orchard. The Bathroom has a shower and separate toilet. Bedroom 1 has large built-in robe and is airconditioned.

There is also a small room/study.

The kitchen is well appointed with Dishwasher, gas oven and cooktop plenty of storage and bench space.

The open plan kitchen, dining and living room is the hub of the home and with high exposed beam ceiling and air-conditioning.

Some of the lights are on solar and some are mains power so if the power is out, you have gas cooking and still have lights. Hot water is gas. The large back patio and beautiful gardens has plenty of room for great family BBQ  while watching the visiting kangaroos and birdlife. It is a true oasis with the bore providing water for all your gardens and mangos.

A large water tank, approx. 5000 gal for rain water, is attached to the house. The large powered 14m x 7m lockable garage has 1 bay as a workshop, 2 bays for vehicles and an ensuite style bathroom and 1 bay is a large multipurpose room - storage, guest bedroom, teenage retreat or hobby room (airconditioned) plus an additional 2 bay carport and garden shed.

House 2 - Located approx. 210 mtrs from the front of the property is a quaint 1-bedroom house with open plan living, kitchen and dining.

The bedroom has a built-in robe.

Bathroom and laundry are combined. The oven and hot water are gas.

Power - stand-alone solar. Enjoy the front patio to watch the sunrise in the morning and the sea-breeze in the afternoon. There is a single carport at the side of the house and 2 rainwater tanks provide approx. 9000 gal of drinking water.

Bore water is also available at the house for gardens etc. There is a lovely cleared area around the house with some established trees and gardens beds.

So, if you are looking for a slice of paradise, this property, with options for income, ticks many boxes.

Coles delivers to Baffle Creek and there is school bus pick up for Wartburg School and Rosedale for high school.

Rates are approx. \$1250 per year.

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Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

296 Lindy Drive, RULES BEACH QLD

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## Google Map - Property Location

### Map

