



## WALKAMIN

### Home on the Ranch

It may only be 2.7 acres but there is potential to have all that you need! A large and easy to maintain four bedroom, three bathroom home, with open plan living and large entertainment area is perfect for those who want comfort, no immediate neighbours and be central to Mareeba and Atherton.

Located on Channel Road, this property has 2 paddocks which are perfect for a couple of head of cattle or horses. Six large round bales of Rhodes grass have been harvested. Store these for the dry season or use as mulch on the vegetable garden and around the numerous fruit trees; mangoes, peaches, lychees and citrus. In the paddock is a shelter for the grazing animals and a chicken coop for the fowl.

Built 18 years ago the steel stumped, hardiplank exterior and timber sheeting floors with vinyl covering was designed with the practical original farm house in mind. The master bedroom & ensuite and 3 bedrooms and bathroom are separated by the spacious kitchen, dining and lounge area. Hallway cupboards & a walk-in pantry with appliance counter provide more than adequate storage.

Down the 4 steps is an enclosed entertainment area plus a third bathroom and separate toilet and laundry. The other side of the house has a verandah to relax on.

The old tobacco barn is great for machinery, mowers, workshop and also has rooms which could be converted to rustic guest rooms or workspaces. Channel water and a rain water tank provides ample water.

**TYPE:** For Sale

**INTERNET ID:** 17578801

**SALE DETAILS**

**\$495,000**

**CONTACT DETAILS**

**Malanda**

21 James Street, Malanda  
Malanda, QLD  
07 4096 5666

**Gina Raccanello**

0407 178 898

A self sufficient lifestyle is more than possible amongst the shady trees in this perfect location. This type of property does not come on the market often. Phone Gina Raccanello 0407 178 898 or Cheryl Mathews 0419 954 141 for more details.

Other features: Built-In Wardrobes,Fireplace(s),Garden,Terrace/Balcony

- Land Area 2.7 acres
- Bedrooms: 4
- Bathrooms: 3
- Single carport





