



**first  
national**  
REAL ESTATE

Bundaberg

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15 Mitchell Road, Mount Maria

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## Photo Gallery







15 Mitchell Road, Mount Maria

## Property Details

4



1



2



43.01 hectares



15 Mitchell Road, MOUNT MARIA QLD



This property started its life as the Mount Maria community sports centre until 2004/2005 but has since been developed into a unique 4-bedroom dwelling. With great size rooms, a huge air-conditioned living area and the patio out the back is just amazing. The commercial kitchen is still in place as is the 20 x 8 foot working cold room with access from the dwelling and raised access for vehicle load transfers.

This property's future potential is only limited only by your imagination ♦ Bed and Breakfast, farm stay, home business etc.

Obviously when in operation as a sports centre they had male and female toilets and a shower room with toilet, these are in still in place and usable so there are plenty of bathroom areas all with at least one or two toilets. The septic system was upgraded within the last 2 years.

Inside the living area is the old bar this includes a kitchen sink and could easily be upgraded to an inside kitchen/kitchenette. The commercial kitchen is accessed from the enormous back patio and includes a store room. Next to the commercial kitchen is the old managers office and this is also accessed from the patio but could be used as a 5th bedroom/hobby room etc.

All 4 existing bedrooms have ceiling fans. Bedroom one has a walk-through robe to a small room that could be converted to an ensuite or used as a hobby/ computer/study or parents sitting area. The cooking in the commercial kitchen uses gas and all hot water to the kitchen and bathrooms is electric. There are 2 x 20,000 ltr tanks for drinking water. Rates are approx. \$1300 per year depending on discount period and include rubbish collection. Low maintenance established gardens and shady trees surround the dwelling. Easy access from Mitchell road with off the street parking including lights at entry and in parking area. While Mitchell Road is dirt the bitumen does actually go as far as the driveway so sealed bitumen road to Bundaberg or Gladstone. The property is centrally located for traveling to Bundaberg and Gladstone and well situated to enjoy the Surf and businesses of Agnes Water yet still near the great fishing and community of Baffle Creek.

Other than the water ways (which are pink) the property is White zone; parts have been recently cleared and the timber stacked for burning. Other areas of the property do have vegetation on them and the owner has an approved clearing permit current so any white zone area can be cleared. There was originally a 9 hole golf course and there is a map of where the greens were but it isn't currently

easily identifiable.

Over the years the irrigation to the greens from the dam has been damaged by clearing but there is a pump on the larger dam that you can pump to a pod or re-establish the lines up to the dwelling. The property is divided into 4 paddocks of various sizes plus a dog enclosure/fenced area near the house.

In the far back corner of the property is a cleared area with a small shed and camp where, in the past use of the property, the horse sports was situated.

The property would be good for cows or horses or perhaps consider turning it back into a recreational or tourist business. If you were considering a business opportunity the property has off street parking from Mitchell road and the side boundary is Tablelands Road so you would be able to attract custom from anyone travelling to or from Bundaberg - Agnes Water or Gladstone.

Perhaps you would prefer to move towards self-sufficiency the land would be obviously great for animals and you have a huge cold room. The old bowling green behind the dwelling is a great level area for kids or would be a perfect area for vegetable gardens etc. The soil on the block is good and the grass is re-growing well from recent clearing so good fertile soil for vegetable gardens.

There is a chook-house located near the shipping container/shed and a large aviary adjoins the back patio.

The back patio is just enormous and enclosed on 2 sides by the house and partly enclosed on the other two sides.

It would not be a huge undertaking to fully screen enclose the area and it already has a built in BBQ area with a large picnic style wooden table.

White zone, good access, central location and over 100 acres with 2 dams all with a large 4-bedroom dwelling ♦ the possibilities and potential of the property are huge.

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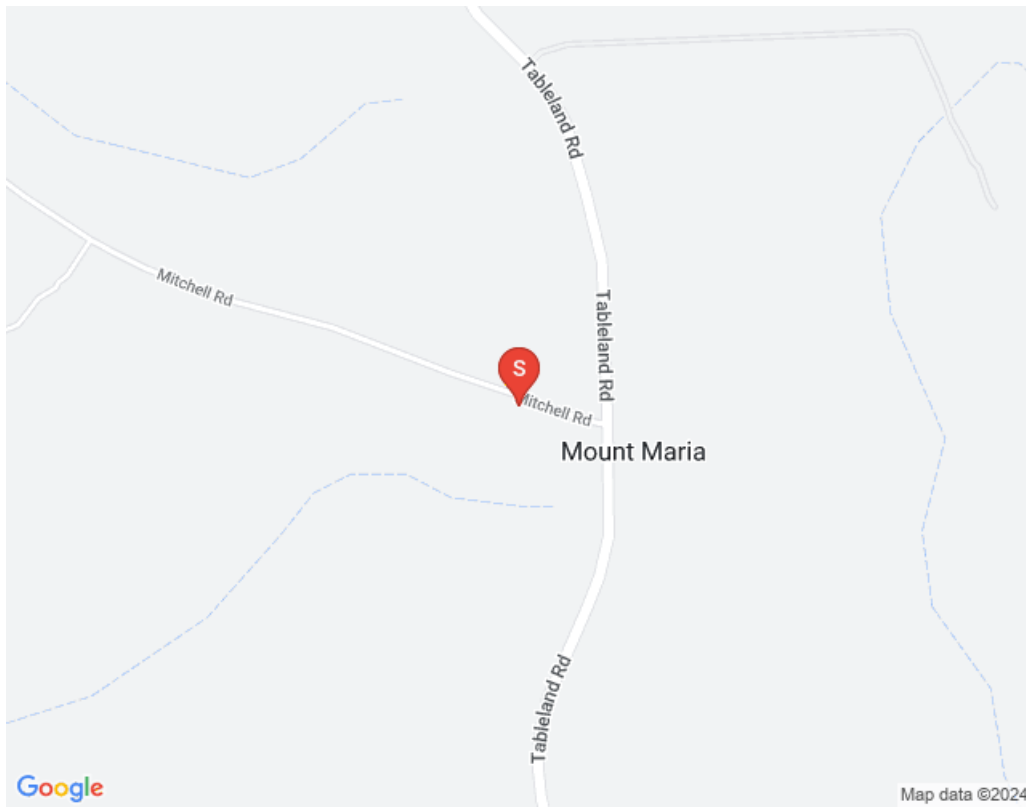
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## Google Map - Property Location Map





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## Helpful Information

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[Bundaberg Waste Collection Map](#)

[Bundaberg School Catchment Interactive Map](#)

[Topographical Infrastructure Overview](#)





## Disclaimer

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The information included in this eBook has been furnished to us by the Vendor of the property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.