



**first  
national**  
REAL ESTATE

Bundaberg

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679 Coast Road, Baffle Creek

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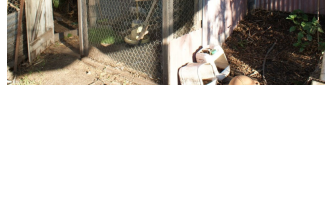
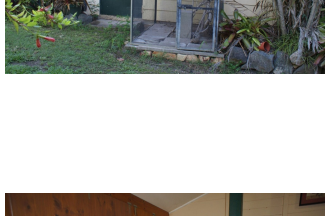
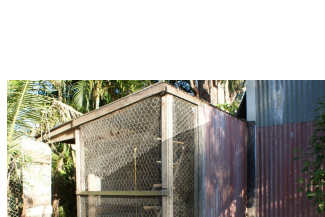
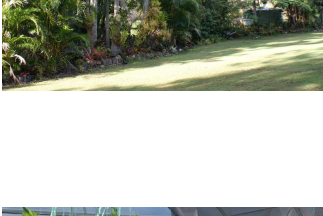
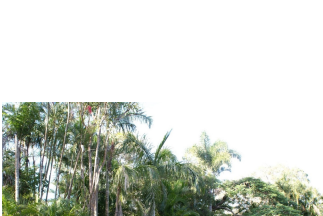
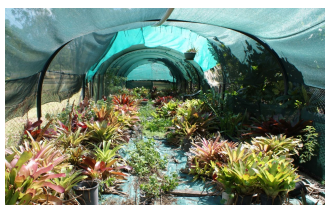
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679 Coast Road, Baffle Creek

# Photo Gallery







679 Coast Road, Baffle Creek

## Property Details

2



1



6



2.03 hectares



679 Coast Road, BAFFLE CREEK QLD



Ongoing Income, self-sufficient, out of town, close to Wartburg school and boat ramp & great internet.

Just over 5 acres with so much to offer. You will struggle to find a property that is so well set up and with potential money-making opportunities.

The house and yard are flood free and low maintenance thereby giving you plenty of time to make the most of what there is on offer. No shortage of water with 8 tanks plus a dam with pump for outside irrigation.

The lovely veranda welcomes you to the home and provides a great area to entertain, relax and enjoy the cool breezes. The home has 2 bedrooms plus an office/sleepout. Bedroom 1 and the living/dining area are both air-conditioned.

The kitchen has been recently renovated with new benches and cabinetry providing great storage and work areas.

The gas oven with electric grill and gas cooktop were installed new as part of the kitchen renovation. There is a dishwasher to make entertaining easy. The overhead cupboards have beautiful lead light glass. The lead light glass is also in other windows and doors in the home giving it beautiful old-world charm.

The floors are timber through most of the home, tongue and groove timber walls and lovely high ceilings. The bathroom has a shower-bath and vanity and the separate toilet also has a second shower. The laundry is located at the back of the home. With a back to the grid 6.5 KVA solar system your power bills will be something to look forward to rather than dread. Hot water is gas but there is also a solar hot water that can be used if preferred.

Outside is where the property has some great opportunities for income producing and lifestyle enjoyment. White zoned, fully fence and split into two paddocks it would be an ideal property for a small hobby farm.

The first opportunity for income is a 10 x 8 metre solar greenhouse with Aquaponics system set up and ready to go.

The Aquaponics system is designed to grow up to 2400 plants and support 200 plus fish. With good road frontage for a market stall to

sell any excess produce it is in an ideal location not far from Baffle Creek business area. There are also Stainless-steel work benches and a large commercial fridge for food handling and storage. The Aquaponics system is designed to be conservative on water so there is not wastage.

With 8 rainwater tanks holding a total of approximately 200,000 litres there is no shortage of rain water for the house and yard.

A well-designed chook-house and chook yard allow for keeping up to 30 chooks. The gardens are an absolute delight with some spectacular bromeliads, established gardens plus an orchard. The Bromeliads also present another opportunity for income as, along with the long term established plants in the garden providing an endless supply of pups, there are 1000s of potted plants ready for sale in the greenhouses and throughout the gardens. There are 3 greenhouses for the bromeliads and there is no shortage of hollow logs in the area that would make great bromeliad pots. While you are out gathering logs, you can also produce a further income with the petrol 30-ton wood splitter.

Many holiday makers in the area enjoy a campfire so there is always a market for selling the bags of firewood and especially in winter for both campers and home owners in the area.

If you already have a business or hobby that requires a shed there is no shortage of shed space available.

There is a 2 bay higher roof machinery shed at the rear of the property.

At the front of the property there is a single garage with roller door which makes a great area for a roadside stall, 4 bay garage with one bay used as workshop area and a double carport plus there are 2 separate garden sheds. With a concrete boat ramp under a km away there is plenty of shed-space to keep your boat.

There is also ride-on-mower included in the sale.

The property is very well located for a home business and with fast ADSL, good Telstra mobile service, land line and is extremely well placed to enjoy Baffle Creek, Rules Beach and the surrounding areas. So, whether you are wanting to retire, become self-sufficient, up for a tree change/beach change/creek change, wanting to work from home or develop the existing income producing opportunities this property has so much to offer.

Rates approx. \$1350 per year including bin service.

The Orchard includes 2 Mulberry, 2 Mango, 1 Jaboticaba, 1 Brazilian cherry, 1 Navel orange, 1 Cherry Guava, 2 Macadamia, 1 Nectarine, 1 Lemonade, 1 sapotes, 1 Indian chestnut & 1 soursop.

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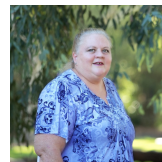
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679 Coast Road, Baffle Creek

## Google Map - Property Location Map





679 Coast Road, Baffle Creek

## Features at a glance

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- *2 Bedrooms*
- *1 Bathroom*
- *6 Garages*
- *2 Carports*





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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.