



SPICER PROPERTY SALES



338 Appleyard Road, Bilyana, QLD, Cassowary Coast , 4854

4.13ha - SOLD....

A magnificent piece of real estate, approximately 10 acres nestled amongst the rainforest at Bilyana, roughly half way between Townsville and Cairns, only 25 minutes drive from the beautiful township of Tully and just 50 minutes drive from the iconic tourist mecca of Mission Beach. Only a short drive from the Bruce Highway, disappear into the surrounding trees and weave your way through the secluded driveway, which is a wondrous journey all of its own. Appear on the other side to a private clearing within the confines of the rainforest and marvel at a paradise of lush green grass, fruit trees, orchids and an abundance of plants and trees native to the surrounding environment. Pull into the large 4 bay carport that has a high roof and concrete floor, which could also be built in and used as a workshop. Just a short walk to the house, step onto the large patio, which is perfect for entertaining guests and enjoying home cooked meals on the wood fired brick barbecue. Indulge in the experience of cassowary's, wallabies and other forms of wildlife, casually passing by on the odd occasion. Walk inside the house, which started off as a small besser block shack and see the massive transformation, with the addition of 3 large bedrooms all with carpets, built in wardrobes and ceiling fans. The original building stars the newly renovated kitchen with pantry and dining area, complete with character. The next room is a small living area, with an adjoining room that shares the bathroom and laundry. The shower is installed over a good sized bath tub. There's also a second adjoining room off the living area, for the toilet. A new 7000L water tank supplies fresh, clean water to the house, all year round. (Please note:- The water tank that may be seen in the photos, is the old 1000L water tank and has now been removed and replaced with the new tank.) Enjoy a short stroll from the house along a walking track through the forest to a beautiful creek of pristine, clear water that works it's way through part of the property. The creek always has water, so a Honda firefighter pressure pump is permanently installed with plumbing, to supply clean water to the water tank and several taps around the house yard for attaching a garden hose, whenever it's required. Continue to wander and take in the serenity of the rainforest, along cleared pathways that have been years in the making. Soak up the peace and quiet as the stress of everyday life fades and immerse yourself in the feeling of complete isolation. If visitors arrive and you're ready to take on the world again, treat your guests to some of the most spectacular countryside and beaches Australia has to offer, all within easy day trip distances. Services to the property include electricity, telephone and garbage collection. There are 3 different primary schools to choose from, all within about 20 minutes drive, in opposite directions. The state high school is on the southern outskirts of Tully and is also a 20 minute drive. A school bus operates along Appleyard Road and currently stops for the last pick up before turning around, just 250 metres short of the driveway entrance. The nearest convenience store and post office is just 15 minutes drive to the south along the highway. The current owner has occupied the property for over 20 years. In what started off as a rundown shack, buried amongst the overgrown surroundings, is now a cozy and comfortable home. The need for specialised health services to be more readily available, has forced this regretful sale. Machinery, equipment, household items and furniture, including a near new Husqvarna ride-on mower, is available to the new owner if required and is included in the sale. For more information, or to inspect at any time, please Contact Sharon @ Spicer Property Sales on 0438 688 128.... The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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

BASE INFORMATION:

Bed : 3
Bath : 1

LAND INFORMATION:

Square feet : 41300

to determine whether or not this information is in fact accurate.