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REAL ESTATE

Bundaberg

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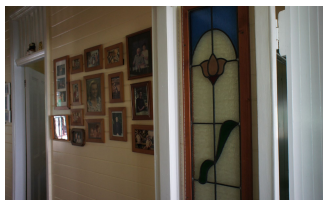


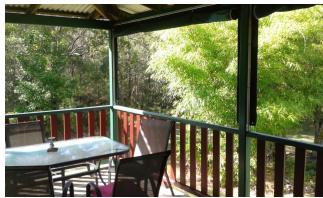
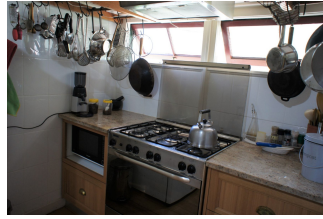
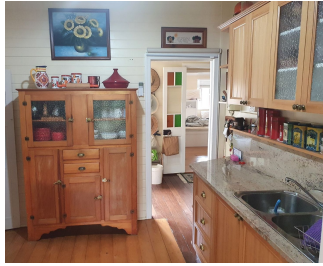
266 Muller Rd



266 Muller Rd

## Photo Gallery







266 Muller Rd

## Property Details

3



1



5



16 hectares



266 Muller Road, BAFFLE CREEK QLD



Beautifully renovated  Old Queenslander  on 40 acres of natural bushland.

The house has been tastefully restored and extended to provide a seamless mix of old and new - you have the best of both worlds.

All 3 bedrooms are a good size. Bedroom 1 has two built in robes, plenty of room for dressing table etc. The adjoining generous size study has a door out to the front verandah (the study could be converted to an ensuite if required).


The windows and door to the verandah provide great ventilation plus bedroom 1 also has a ceiling fan and air-conditioning. The high ceilings throughout the home have been fully insulated to further assist keeping the house both cool in summer and warm in winter.

French doors, casement windows and stain glass all add to the feel of a bygone era, yet, the modern conveniences include a large 5 burner gas upright stove with range hood, dishwasher and built in microwave ensuring entertaining is easy. The granite benchtops and Tasmanian Oak kitchen are both beautiful and low care.

Air-conditioning in the kitchen means you can cook in comfort then relax and enjoy your meal in the dining area or via the French doors to the side verandah. Morning coffee on the front verandah, lunch overlooking the veggie patch from the back verandah then enjoy your evening meal gazing over the Orchard. What more could you ask for?

The wood heater in the lounge keeps the whole house cosy in Winter. The lounge is large enough for the whole family to gather and reflect on the day, or catch-up on some TV, or just relax and enjoy the evening.

The polished timber floors throughout the house all add to the charm and warmth of the feel within the home.

The verandah s wrap round most of the house and ensure there is always plenty of room to entertain or space to sit and enjoy the view of the magnificent gardens. All the gardens have irrigation installed or taps for watering from the large dam at the back of the property. The gardens are well mulched and with garden edging make it easy to maintain. All the plants are low water and low maintenance so you have plenty of time to enjoy them rather than working on them.

The house has been fully restumped and concreted underneath this allows for additional parking of 3 cars and a boat with space still available for the laundry and additional storage. Most of underneath the house is legal height so it could easily be converted into a games room.

Behind the house is a 7m x 7m double garage with roller doors and 4 m skillion carport across the front of the garage. Mains power is connected to the Garage. Behind the garage is an older style storage shed which could be used as art studio, craft room or gym etc.

No need to worry about power or water. There are 4 x 5,000+ gallon water tanks. The house has mains power, back to the grid solar, a 5kva 24-volt stand-alone solar power (runs all lights, fans and 1 fridge) plus the hot water is solar. This makes the home very energy efficient with an extremely low carbon footprint yet still allowing the comforts of modern living. The property has been well set out to allow privacy and convenience with well-maintained fire breaks and consideration to the layout of the garden etc all ensure reduced fire hazard near the dwelling.

As I said this property ticks all the boxes but there is still room for the new owners to make changes to suit their own requirements. The tractor/slasher and implements are also available for sale if the new owners require them.

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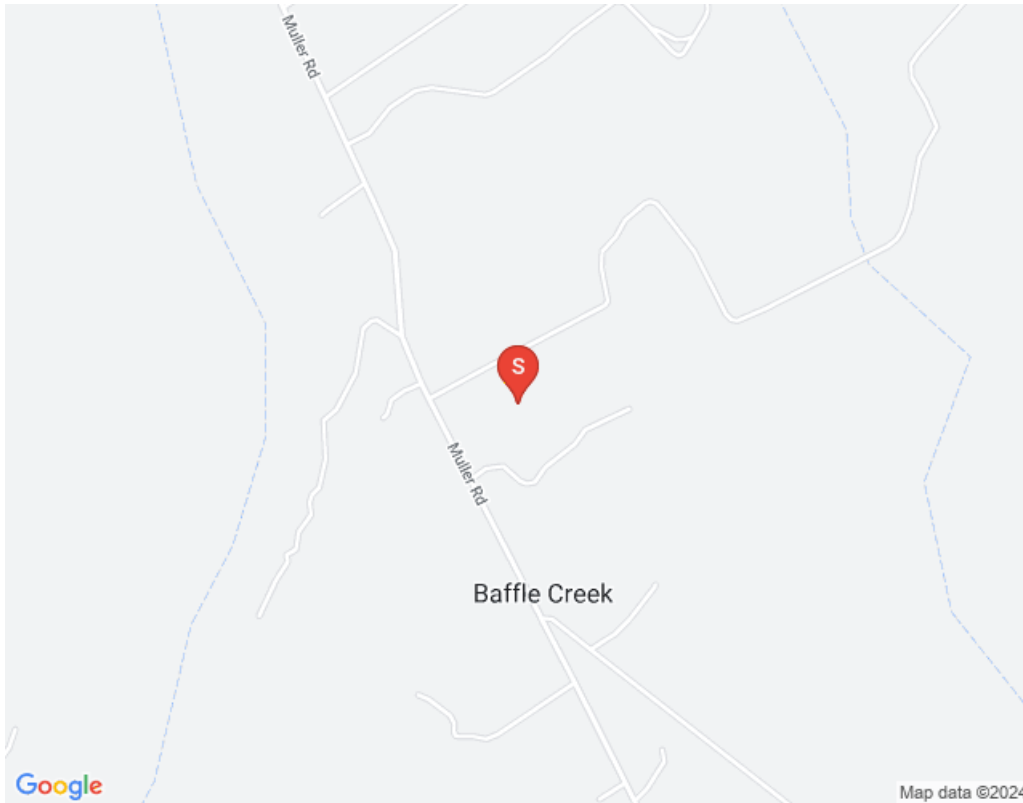
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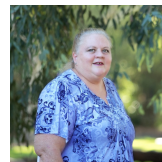
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266 Muller Rd

## Google Map - Property Location Map





266 Muller Rd

## Features at a glance

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- *3 Bedrooms*
- *1 Bathroom*
- *5 Garages*
- *2 Carports*





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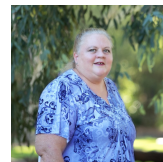
## Helpful Information

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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.