

42 Gutt Rd, Regency Downs, QLD 4341

Sold - \$993,500

House 5 2 2



## Room to Breathe - A Private Acreage Lifestyle Retreat

- FOUR BEDROOMS PLUS STUDY
- TWO BATHROOMS | TWO-CAR ACCOMMODATION
- FULLY FENCED PADDOCK - IDEAL FOR LIVESTOCK
- VERSATILE SHED / GAMES ROOM / TEEN RETREAT
- 50 SOLAR PANELS | WATER SECURITY
- CLOSE TO PLAINLAND, SCHOOLS & AMENITIES

**Open for Inspection**

By Appointment.

Set on a generous 1hectare block, this well-maintained acreage property offers the perfect balance of space, functionality, and lifestyle flexibility - ideal for families seeking room to move while remaining within easy reach of town conveniences.

The home features four bedrooms plus a study, two bathrooms, and comfortable living zones, with air-conditioning to the lounge, dining area, and one bedroom, complemented by ceiling fans throughout. A welcoming front veranda provides a peaceful place to relax, while the internal fireplace area adds warmth and character during the cooler months.

A standout feature of the property is the substantial shed, measuring approximately 11.5m x 6m. Currently utilised as a games room and teenage retreat, this versatile space could also be easily repurposed as a double garage, workshop, or storage facility, depending on your needs.

The rear of the block is fully fenced and ideal for livestock, with the property currently demonstrating its acreage appeal. Additional infrastructure includes multiple garden sheds, a chicken coop, and dog mesh fencing enclosing the entire property, providing security and peace of mind for pet owners.

Offering excellent future potential, the property includes an existing pad with posts and beams in place, which was previously council approved for a granny flat, creating an opportunity for extended family living or additional accommodation (subject to relevant approvals).

Sustainability and water security are well catered for with 50 solar panels, trickle-feed town water, and five water tanks providing approximately 40,000 litres of storage.

Conveniently located just minutes from Plainland, the property enjoys easy access to local shops, services, and schooling options, including nearby primary schools and secondary colleges, making it a practical choice for families wanting acreage living without isolation.

### Listed By

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