

158 Messmate Dr, Miriam Vale, QLD 4677

Sold - 11/10/2023

House 4  1  3 



## Entertainers delight in private treescape setting

158 Messmate Drive, Miriam Vale is the perfect spot for person that loves to host friends and family but also escape to their own little piece countryside sanctuary, nestled in a prime location.  
A solid build with modern details that still capture that country charm we all desire.

**Open for Inspection**

By Appointment.

3 large bedrooms all with built ins and ceiling fans, 4th bedroom or home office with built in and ceiling fan

Large main bathroom with 2 separate toilets

Air conditioned living with fireplace

Modern kitchen with electric stove, oven, range hood and large pantry

No shortage of windows to capture the incredible breeze we get from the coast. Extra dark tint to keep the house cool on hot days

Hallway linen and laundry linen

Solar hot water system

Wide, wrap around veranda

Head outside to the entertaining area with plumbed kitchen, fridge space, pool table, pizza oven and fire pit! The family are sure to make great memories in this space for years to come

The shed: 4 bay, 3 door shed with high clearance boat port. Shed is powered with lighting

4 x large water tanks all equalised

Property is fully fenced with front gate

Miriam Vale has a local school teaches from pre-school to year 10, Information Centre, Police Station, Post Office/Gift shop, Small supermarket/General Store, fantastic Pub, a number of small cafes and specialty stores, rugby league, bowls club, golf course & train station.

Coles supermarket and Tannum Meats deliver to the area every other day

Tannum Sands & Boyne Island - 35 minute drive

Gladstone - 45 minute drive

Bororen - 5 minutes

Turkey Beach - 33 minutes

Agnes Water & 1770 - 40 minutes

*\*Disclaimer: The images are indicative only and are presented for illustrative purposes. While we strive to present the actual condition of the property, we strongly*

### Listed By

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