

Sold



32 Eaton St, Brooweena



## COUNTRY CHARM ON NEARLY AN ACRE

3 2 4 3,925m<sup>2</sup>

**Price** SOLD for \$395,000

**Property Type** Residential

**Property ID** 1369

**Land Area** 3,925 m<sup>2</sup>

### AGENT DETAILS

Leigh Harper - 0414 961 068

### OFFICE DETAILS

Local Property Team

1300 040 728

Looking for an affordable acreage property in the **Fraser Coast**? This classic Queensland timber homestead at **32 Eaton Street, Brooweena** offers a rare chance to secure space, privacy, and country charm on a fully fenced 3,925m<sup>2</sup> block. Only 35 minutes from Maryborough and an hour from Hervey Bay, it's the perfect tree-change opportunity for families or anyone chasing a peaceful rural lifestyle.

Set on a fully fenced 3,925 m<sup>2</sup> block in a quiet location, this classic timber homestead delivers the space, privacy and practicality families are looking for.

A front verandah provides a welcoming entry, adjoining the **rear entertaining deck** offering the perfect spot to watch the kids play or host weekend barbecues. Inside, a separate lounge with wood heater opens to the deck, and the functional kitchen with gas cooktop, dishwasher and

PROPERTY TEAM

breakfast bar connects to a light filled dining area overlooking the yard.

Three bedrooms are serviced by two bathrooms. Ceiling fans, security screens and air conditioning vents ensure comfort all year round.

A multi bay shed/workshop provides secure garaging for four vehicles plus room for tools, trailers and storage. There's plenty of lawn for children and pets, plus space for veggie gardens or fruit trees. The property is also serviced by **two water tanks, each approximately 15,000 litres including an additional 7,000 litre water tank/boiler that is used for the gardens.**

Located less than 1 km from Brooweena Primary School, with a high school bus service to Maryborough and NBN satellite service available in the area, this property combines country living with convenient access to essential amenities. Only 35 minutes to Maryborough CBD, 25 minutes to Biggenden and approximately 60 minutes to Hervey Bay, it offers the best of both worlds.

### **Key Features**

- 3,925 m<sup>2</sup> block, fully fenced and family-friendly
- Front verandah that adjoins to the rear entertaining deck
- Three bedrooms, two bathrooms
- Multi-bay shed/workshop with four-car accommodation
- Two water tanks (approx. 15,000 L each) plus 7,000 L garden water tank/boiler
- Bore providing additional water supply
- Solar hot water system
- Modern kitchen with dishwasher
- Wood heater, air conditioning, ceiling fans, security screens
- Less than 1 km to Brooweena Primary School; high school bus to Maryborough
- 35 mins to Maryborough, 25 mins to Biggenden, approx. 60 mins to Hervey Bay

**Properties like this are rare in today's market.**

### **FAQs**

**Is this home close to schools?**

Yes. Brooweena Primary is less than 1 km away, and there's a high school bus service to Maryborough.

### **What water storage does the property have?**

The home includes two rainwater tanks, approximately 15,000 litres each as well as a 7,000 water tank/boiler that is used for the garden.

### **How far is Brooweena from Maryborough?**

It's around a 35-minute drive to Maryborough CBD, with access to shops, schools, and medical services.

### **Is the property family-friendly?**

Yes. With three bedrooms, a large fully fenced yard, and a big shed, it suits families, retirees, and buyers looking for space to grow.

### **What lifestyle does Brooweena offer?**

Brooweena is a hidden gem in the Fraser Coast, offering affordability, community spirit, and large block sizes that are hard to find elsewhere.

For more information or to arrange an inspection of **32 Eaton Street, Brooweena**, contact:

☐ **Leigh Harper – 0414 961 068**

Local Property Team Fraser Coast

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