

Sold



## 214 Caves Rd, Stanthorpe



Stunning location on the edge of Stanthorpe

**214 Caves Road Stanthorpe** one of the most sought after locations on the Granite Belt. This lovely property lends itself to a host of uses and has Development approvals in place.

Set on 4.83 hectares this private rural setting has approximately 270m frontage to Funkers Gap Creek with an irrigation licence to service the gardens and surrounds.

Homestead and cottage comprises 6 bedrooms plus 3 bathrooms plus lots more. Plus approval for another dwelling.

Comprising a tastefully renovated 4 bedroom home with formal living granite rock lined fire place along with separate every day living area also positioned to capture the winter sun this area also includes a wood fired heater. All new and modern kitchen with full size dining area. Kitchen has an abundance of storage and includes all modern appliances. One of the best spaces in this home is the office located just off the kitchen it has a stunning Northerly aspect with plenty of window space available to enjoy the outside from inside. Heating is supplied from an Open fire place along with a wood fired heater. Both bathrooms have been fully renovated and are very presentable. Reverse cycle air conditioning is located in main bedroom and living room. 2 electric hot water systems service the main house and are connected to Solar.

A self contained detached Cottage / Granny flat comprises 1 bedroom plus an Office/second bedroom plus open plan kitchen dining and living

4 2 4 4.83 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	994
<b>Land Area</b>	4.83 ha

### Agent Details

David Schnitzerling - 0418 717 979

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**along with bathroom. At present the cottage is rented for \$250.00 per week**

**A conference room with kitchenette which seats 30 people is located just to the South of dwellings.**

**Solar power is attached to the dwelling comprising 24 panels and a 8.2kw invertor.**

**Water is a feature with town water connection plus approximately 77,000 litre rain water tank supply. A new irrigation pump and pump shed are located by the creek and supply ample garden water.**

**With Potential for a Substantial income this property comes with a Development Approval for:**

**1. Tourist Park**

**2. Educational Establishment**

**3. Short term accomodation**

**Including: 5 self contained cabins for tourists, amenities block, 10 camping sites for students, large conference/activities centre, commercial kitchen, 2 composting toilets, container storage.**

**The best way to appreciate this property is to come and inspect priced at \$680,000 contact David Schnitzerling today on 0418717979**

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