

**109-139 Kalbar Peak Crossing Road, Harrisville, Qld
4307**



Sold Residential Land

Monday, 4 September 2023

109-139 Kalbar Peak Crossing Road, Harrisville, Qld 4307

Area: 18 m2

Type: Residential Land



Ricky Harper
0418756836

\$1,000,000

Price Guide Offers Over \$1.1m Introducing this amazing 'multi-purpose' property to the market. If you are in the market for land then look no further, boasting so many features and ideally located just a short drive to the Township of Harrisville, a few minutes to Peak Crossing and 10 minutes to Kalbar. Properties this size are hard to come by and will suit those looking for a tree-change within the Scenic Rim. The block is fully fenced with 45 acres of useable land, whether it be cattle, horses, hobby farm or lifestyle; there are plenty of options on offer. The property is fenced into several paddocks and yards with many native and gum trees offering plenty of shade and wildlife across the lush acreage, there is also a 1.2km enduro-track for the motorbike enthusiasts! Presently catering for livestock grazing and breeding goats with the intentions to build, however circumstances have changed, and the owner is relocating interstate so it will be sold! In Brief- House Site- large (70x35m) house pad has been cut and ready to build on, located in a prime location high and dry with views to the mountains and surrounded by retaining walls and an extra level for entertaining area ie ideal for pool or area for children. There's also a 15x7.5m garage with carport and 3 phase power and water close by. Water- good size dam, 3x 22,500L water tanks. Water supplied to yards and shed. Stainless steel connections. 2x5000L water tanks are also included, one connected at the chook pen and one currently not in use. Electrical- 3 phase power, underground power to sheds, a substantial amount of electrical work has been completed over the property which can be explained in more detail. Massive (6x6m) chook pen with power, lights and water connected, concrete flooring on one side and day pen on the other, all enclosed and safe from predators. Could be also used for a dog enclosure. The BIG Shed- this 32x12m shed with 22x4m skillion lean-to with steel storage racking is a dream for anyone needing extra storage or a business from home, ie. ideal for numerous trades. There is also a 15x7.5m open machinery shed with power perfect for the tractor! Live and Build- within the large shed is a four-room 'temporary' (12x6m) dwelling currently used by the owner (as his intentions were to build), this is not council approved however with a basic kitchen, bathroom and living with air con, this would be ideal to live onsite while you build or turn into a workspace/office. (STCA to make permanent). Fencing- Good boundary fencing plus Waratah long-life fencing and barb wire bottom which is ideal for breeders/hobby farmers as there are 8 pens (approx. 400m²) plus 3x shelters and water access. There will also be the option to purchase trade related items and equipment used on the property at a negotiated extra cost. Full detailed list can be requested. Harrisville is an historic town in the Scenic Rim Region just 20 minutes from Yamanto and Amberley RAAF Base and less than 60 minutes West of Brisbane. Warrill Creek, a tributary of the Bremer River, passes through the western parts of the town. Neighbouring towns include Kalbar, Warrill View, Peak Crossing, Mutdapilly and the Heart of the Scenic Rim-Boonah is just 20 minutes' drive. Servicing this quaint town are local businesses including a general store, post office, bakery, coffee shop, mechanic, hair salons, hotel, police station, fire brigade, primary school, two playgrounds, several churches, community groups such as The School of Arts Hall (which can be hired out for functions), CWA and Lions Club, other services include High School buses for Boonah High School and Ipswich High Schools ie. St Mary's, St Edmond's, Grammar School, and Bremer High. There are also local master builders to assist in your future needs with establishing your home. Local Real Estate Agent Ricky Harper has lived in Harrisville all her life and is happy to assist in all your Real Estate needs, she is lead agent for this charming country town and services the surrounding areas. Please call/email/text to discuss further. Disclaimer: (Line on photos indicative only) I think Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, accuracies, omissions, or misstatements contained. Prospective Buyers are encouraged to make their own enquiries to verify the relevant information contained in this advertisement and obtain professional advice if necessary.