

116 Edwards Road, Woolooga, Qld 4570



Livestock For Sale

Thursday, 1 February 2024

116 Edwards Road, Woolooga, Qld 4570

Bedrooms: 4

Bathrooms: 3

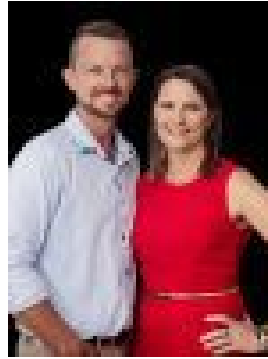
Parkings: 15

Area: 108 m2

Type: Livestock



John Bambling
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Craig and Natalie Mellor
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Auction

Nestled on 267 acres (108.15ha) of prime grazing land with an impressive 1.1km of direct Bongmillerer creek frontage, 8 dams and gorgeous near-new home, this property offers an unmatched combination of natural beauty and modern comfort, just 30 minutes from Gympie. The stunning designer home stands as the centrepiece of this rural retreat. The air-conditioned open-plan living area, boasts a spacious kitchen with stunning marble look bench tops and plenty of soft closing draws. Accompanied by a 900cm 5-burner gas cooktop and electric oven plus dishwasher, double sink and a large walk in butler's pantry, this kitchen is a pleasure to cook in when entertaining guests on the adjoining 16x5m rear veranda that overlooks the magnificent mountains in the background. The air-conditioned master bedroom, strategically placed to one end of the home, also shares the same magnificent views and offers a large walk-in robe through to a luxurious ensuite featuring stunning floor to ceiling tiles with walk in shower and his and hers vanity. The three additional bedrooms at the opposite end of the home come complete with built-in robes, plus overhead fans, blinds and flyscreens throughout. The family bathroom also features stunning floor to ceiling tiles and is astonishingly big with full size bath, lovely rural views out the window and a walk in shower, single vanity and separate toilet for convenience. Outstanding infrastructure includes a massive, 40x14m 8-bay shed, 4 lockable bays – 2 used for a large workshop and 2 used for what could be second living with lovely fireplace, shower, toilet and kitchenette) with the remaining 4 high clearance, open bays used for machinery storage. A second 12x9m 2-bay high-clearance, powered shed is located by the quality built steel cattle yards, which include a concreted forcing yard, crush and loading ramp. The property has a good supply of water with direct Bongmillerer creek frontage, stretching 1.1km along the northern boundary and is supported by a total of eight dams, one being spring-fed. A solar pump pumps dam water to a 5,000-gallon header tank, which is then gravity-fed to numerous water troughs throughout the property. There is 10,000 gallons of rainwater stored at the family home, a further 10,000 gallons at the main shed and an additional 5,000 gallons captured by the smaller shed. Fenced into 7 paddocks with a laneway leading cattle back to the yards, the property is capable of carrying 50 breeders, plus progeny with its rich chocolate soils and improved pastures mixed with a blend of Rhodes, Wynn Cassia, Blue Grass & Stylo. The property also has a scattering of mature Spotted Gum, Ironbark, and Bloodwood trees throughout accompanied by the most breathtaking mountain view vistas. Located just 3.5km from the Woolooga sale yards, 1.8km from Woolooga State School, local café and restaurant, this property strikes the perfect balance between privacy and accessibility. Gympie, Noosa and the Sunshine Coast Airport are just a short drive away.

Property Features:

- 108.15 Hectares (267.24 Acres) prime grazing 30 Minutes to Gympie
- 1.1km of direct Bongmillerer creek frontage, 8 dams, 1 being spring fed
- Fenced into 7 paddocks, laneway, cattle carrying capacity 50 breeders+
- Rich chocolate soils, fields of Rhodes, Wynn Cassia, Blue Grass & Stylo
- Scatterings of mature Spotted Gum, Ironbark and Bloodwood trees
- Near new designer home, 16x5m rear veranda with outstanding views
- Air conditioned, open plan kitchen dining and lounge, wide front door entry
- Spacious Kitchen - 5-burner gas stove, dishwasher & large butler's pantry
- Air conditioned master bedroom with walk in robe and luxurious ensuite
- Three remaining bedrooms all with built in robes, fans, flyscreens & blinds
- Oversized family bathroom, floor to ceiling tiles, bath, walk in shower & vanity
- 2 bay car garage with automatic door at the home, 250 litre hot water system
- Concrete path round entire home, dog proof fenced yard, 6x3m chicken coop
- 40x14m 8 bay shed- 4 lockable bays with concrete flooring, shower and toilet
- 12x9m 2 bay, high clearance, powered shed with concrete flooring nearby yards
- Steel cattle yards with drafting gates, concreted forcing yard, crush & loading ramp
- Solar pump to 5,000 gallon header tank gravity feeding to water troughs throughout
- 10,000 gallons water at home, 10,000 gallons at big shed, 5,000 gallons at small shed
- Extremely quiet and private location with outstanding mountains views in the distance
- 3.5km to Woolooga sale yards, 1.8km to Woolooga State School, café and restaurant
- 60 Minutes drive to Noosa or 1 hour and 25 minutes to the Sunshine Coast Airport

The owner of this outstanding property is motivated to sell, with an Auction being held onsite at the property 9:00am Wednesday 28th February 2024. Contact marketing Agents John Bambling on 0418715165 or Craig & Natalie Mellor on 0411289333 or 0429898555 to arrange a private inspection anytime. All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.