

# 1204 Bauple-Woolooga Road, Gundiah, Qld 4650

**RE/MAX**  
Property Group

## House For Sale

Monday, 4 March 2024

1204 Bauple-Woolooga Road, Gundiah, Qld 4650

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 84 m2**

**Type: House**



Jesse van  
0475185495

## For Sale

Glencobie offers an outstanding opportunity to purchase a multi-titled, high-capacity, top-quality grazing and irrigation property along the tightly held Mary River system. This hard-to-find property has just become available, boasting 210 acres, a 6-bedroom, multi-living room home with an updated kitchen, and substantial shed and cattle processing infrastructure. Here's the clincher: there are opportunities to secure up to another approx. 92.91 acres with boundary realignment in place, offering 5 subdivision lots for future resale value and improved stock capacity.

**The Property:-** 210 Acres (Glencobie on 4 lots)- 1.5 km Mary River Frontage- 25-Megalitre Water License- 55-Acre Cropping Paddocks- 10,000-Gallon Tanks for Troughs- Additional Land on Offer: 3 x 16.8 Acre Lots, 1 x 24.22 Acre Lot & 1 x 18.29 Acre Lot, All Sold Separately- Undercover Cattle Yards, Race, and Ramp Facility- 15 Fully Fenced Paddocks- Lane Ways & Horse Stable- Stock Capacity of 80 Breeders + Progeny- Sheep Paddock with Sheep Barn, Lamb Pen, and Race Facility- Mixed Grasses Including Rhodes, Blue Grass, Wyn Cassia, Bahiagrass, Couch Grass- Large Hay and Machinery Shed with the Capacity to Hold 400 Round Bales- 55-Acre Cropping Paddock Comfortably Capable of Producing 400 Plus Round Bales a Cut- 4 Dams + 35m Deep Borehole- 500-Meg Dam with 40kw Irrigation Pump- 6-Inch Underground Mains Throughout the Property- 8-Yard Feedlot with Troughs in Each- 500-Meg Dam at Full Capacity- 9 Dams Throughout the Property- 1500 Gallons per Hour Bore- 2 Pump Houses with Electric Irrigation Pumps, One with 30hp on Pontoon- 1 Large Fully Netted Sheep Paddock with Sheep Shelter, Lamb Pen, Race Facility

**The House:-** 6 Bedrooms Plus Ensuite to the Main Bedroom- Modern Kitchen- Ceiling Fans in All Rooms- Air Conditioning in Three Bedrooms and Living Room- 5000-Gallon House Tank- 4-Bay Garage- Large Chicken Run and Coop

Glencobie is a place to feel at home, with the tranquillity of the river, numerous shade trees, the ease of working cattle in a great set of cattle yards and you have the luxury of the land that holds grasses exceptionally well all year round. Offering incredible convenience being only 45 minutes Maryborough or Gympie, and just an hour and a half to the Sunshine Coast. Make arrangements to inspect this property today by contacting Jesse van Nek 0475 185 495.

**Disclaimer:** The above 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.