

121 Chamberlins Yalangur Road, Gowrie Little Plain, **RayWhite**

Qld 4352

Lifestyle For Sale

Tuesday, 30 April 2024

121 Chamberlins Yalangur Road, Gowrie Little Plain, Qld 4352

Bedrooms: 7

Bathrooms: 4

Parkings: 6

Area: 16 m2

Type: Lifestyle



Geoff Trost

0746982770

## Auction

Instructions are loud and clear from these vendors...'The property is to be sold!' A magnificent parcel of land with two excellent homes in a magnificent location! Home 1\* 4 Bedroom Timber Home\* Large Family/Rumpus Room\* 2 Bathrooms\* Open Plan Kitchen/Dining/Living\* Large North Facing Sunroom\* Rear Pergola/Outdoor Living\* 3 KW Back To Grid Solar\* Double Attached Garage - Auto Doors Home 2\* Modern 3 Bedroom Weatherboard Home\* 2 Bathrooms (Ensuite)\* WIR + BIR's\* Rev Cycle Air Con + Ceiling Fans Throughout\* Outdoor Living\* Attached Double Garage - Auto Doors\* 3 KW Back To Grid Solar (5KW Inverter) Sheds - Yards - Stables A steel 12m x 9m shed will suit many purposes...keep machinery, the caravan or a big boat and while both houses have attached garages, maybe extra cars out of the weather. The block is perfectly suited to horses, cattle or even some sheep, a tack room, two stables with day yards are located near to the homes, also with a good set of timber cattle yards. The original diary is also on the property and although not located near to the houses, may still offer storage if required. Paddocks - Fencing - Water The property is divided into 5 paddocks with all internal and boundary fences in very good condition...mainly timber split post and barbed wire with some ringlock in place. The entire property is basically weed free with just a very small amount of weeds being recently sprayed, the new owners will be taking over a property with little to no work required. The current owners have previously cultivated around 10 acres and produced very good crops and baled hay for fodder for stock. Soil type is nothing short of excellent with fertile, self mulching black soils. Previous cultivation has been let grass up over the past year or so, so you now have options...year round grass or simply rework it for yourself. The bore is located at the houses and services troughs in all paddocks, along with toilets etc at the homes. 'Crescentville' could be the absolute ultimate in extended family living or even ideal for the ever growing Air B & B market. Both homes are located on a well elevated part of the block with the country slightly sloping to the north, offering lovely rural views across your block along with like-minded neighbours country. House yards of manicured lawns and lovely well established shade trees in the aforementioned elevated site, simply make it an absolute pleasure to come home to. From the minute you enter the front gate, you will be nothing short of impressed with the overall quality and presentation of the property...we consider 'Crescentville' to be an absolute credit to the current owners.