

131 Blowers Road, Munna Creek, Qld 4570

Mixed Farming For Sale

Saturday, 2 December 2023



131 Blowers Road, Munna Creek, Qld 4570

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 87 m2

Type: Mixed Farming



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For Sale by Tender - Closing 18 December 2023

Welcome to a piece of history! Nestled in the heart of a family's legacy, this charming property, proudly held by the same family since 1886, is now seeking new custodians for the first time in 137 years! A testament to generations of memories and timeless charm. This classic, raised timber homestead sits perched on solid concrete stumps central to the property. Built to capture the natural breezes, this residence seamlessly blends the best of the past with today's modern comforts. Original casement and double-hung windows adorn every room, allowing natural light in across the traditional VJ walls creating a sense of warmth and character, within a home that whispers tales of a bygone era. The kitchen has a gas cooktop and oven, character overhead cabinetry, and plenty of bench space with air conditioning that flows into the adjoining lounge area. A lovely breezeway connects the front bedrooms and the rear kitchen/dining area, allowing the breeze to flow throughout the whole home. There are 3 carpeted bedrooms, with the main bedroom enjoying the luxury of air conditioning while French doors open from both bedroom one and two onto the expansive wrap-around verandas, offering a seamless blend of indoor and outdoor living. Two additional rooms/sleepouts are located at each end of the verandas, perfect for the home office, craft room, or additional storage. The bathroom, located at the rear of the home adjoins a back patio and features a shower, large linen cupboard, and a single vanity. Impeccable infrastructure includes three sheds on the property with the first being a powered 10x6m concreted shed situated at the home with three open bays used for car parking at one end while an enclosed section on the other is utilised for the laundry and a lockable storage space. The second 18x9m powered, high clearance shed is located nearby the cattle yards and has full concrete flooring and a separate lockup workshop to one end plus additional 18x6m side awning attached for further high clearance shelter while the third shed is a 17x5m high clearance, 6 bay open machinery shed situated on the other side of the cattle yards and would be fantastic for housing all implements. There is also an impressive set of steel cattle yards in place, specifically designed with safety in mind having a curved cattle race, elevated walkway and 4 way drafting gates that can be operated from outside the yards for safety. The yards have a concreted, under-covered Clipex vet crush plus loading ramp, holding yards and Morrissey calf cradle, supported by 12 volt LED lights, water connectivity and mature shade trees making cattle work a breeze. There is no shortage of water on this property with 7x 5,000-gallon tanks for all your rainwater needs! A small tractor with a PTO, pumps water from Munna Creek via 1 ½ inch poly to a further 3x 5,000-gallon header tanks which then gravity feed stock water to 7 different troughs throughout the property. With approx. 800m of direct Munna Creek Frontage accompanied by a 30 Meg water licence and two additional dams this property is a stand out when it comes to water availability and security! The acreage sits on 2 titles - lot 1461 is 159 acres (64.33ha) while Lot 72 comprises of 58 acres (23.59ha) equalling 217 acres (87.93ha) in total. The property is fenced into 5 separate paddocks with a further two holding yards. Excellent pastures of Rhodes Grass and Couch enable you to run/carrying 30-40 breeders comfortably. Exceptional creek flats containing deep rich alluvial soils lend itself to hay production and/or other crops.

Summary:

- 217 Acres (87.93ha) in two titles, first time for sale in 137 years! Since 1886
- Lot 1461- 159 acres (64.33ha), Lot 72- 58 acres (23.59ha), rich alluvial creek soil
- 5 Fenced paddocks of Rhodes grass & couch, 30-40 breeders carrying capacity
- 30ML Munna Creek Water licence, approx. 800m direct creek frontage, 2 dams
- 7x 5,000-gallon rainwater tanks, 3x 5,000-gallon header tanks, 7 water troughs
- Steel cattle yards - curved, race, elevated walk way, 4 way drafting gates
- Concreted, under-covered Clipex vet crush, loading ramp, holding yards and calf cradle
- 12 volt LED lights, water connectivity and mature shade trees making cattle work a breeze
- Powered 10x6m concreted, shed at the home- three open bays + one enclosed section
- Powered 18x9m high clearance shed + 6m awning - concrete flooring, lockup workshop
- 17x5m high clearance, 6 bay open machinery shed excellent for housing all implements
- 3 bedroom raised timber homestead, solid concrete stumps, built to capture breezes
- Original casement and double hung windows, traditional VJ walls throughout
- A/C Kitchen/dining/lounge area, breezeway between front & rear of the home
- 3 bedrooms - A/C main bedroom, bed one & two with French doors to veranda
- Additional two rooms/sleepouts make excellent offices or craft/storage rooms
- Bathroom - shower, large linen cupboard, single vanity, adjoining the back patio

Become the next chapter in this family's story and create your own legacy within the walls of this charming homestead, it's impeccable infrastructure and guaranteed water supply! Contact Marketing Agents, John Bambling on 0418 715 165 or Craig & Natalie Mellor on 0411 289 333 or 0429 898 555 today to schedule a viewing and experience the magic of this one-of-a-kind property! 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.