

132 Rankin Road, Childers, Qld 4660

Residential Land For Sale

Friday, 5 April 2024



132 Rankin Road, Childers, Qld 4660

Area: 9 m2

Type: Residential Land



Tim McCollum

0427523088

Offers Above \$430,000

Are you looking for that rare property boasting location, privacy and natural abundance? This piece of paradise has this and more. On offer here is a private, very peaceful, 24 acres without a neighbour in sight. Quietly positioned at the end of a no through road, with rich fertile soils and an abundance of nature. The heart of Childers is on the next hill, a convenient 3-minute drive to all of the town amenities. The property has a North-East aspect, therefore the hill acts as a shield from any town noise and light pollution. Cooling summer breezes from the East are received here, with the hill giving protection from the cold winter southerly breezes. In past years the owner operated an online nursery and planted many trees for mother stock. Now with the owner relocating, those that love to connect with nature have a special and unique opportunity here. An ideal place to grow your own food and live independently. Native and exotic edible fruit trees growing on the property include Riberry, Lemon Myrtle, Orange Berry, Loquat, White Mulberry, Peanut Tree, Macadamia, Orange, Lime, Lemonade, Jackfruit, Star Apple, Star Fruit, Jaboticaba, Davidsons Plum, Black Brazilian Cherry, Bay Tree, Wampee, Curry Tree, Agave Tequillana, Pigeon Pea, Date Palm, Jelly Palm, Coffee, Finger Lime, Midyim Berry, Kaffir Lime, Guavas, Grumichama, Malabar Chestnut, Sapodilla, Amla, Panema Berry, Lemon Aspen, Acerola Cherry, Pineapples and more. On entering the property a privacy screened driveway leads you to a 147m² farm shed (21m x 7m) that is on a concrete slab, is sealed and equipped with underground grid connected power supply from Ergon. Additionally, a 5 KW PV solar system generates electricity during the day to keep your power bills down. Water storage and distribution is designed for low energy use. There is a 22,500L catchment tank off the shed, and an elevated 22,500L header tank that feeds rainwater by gravity to the shed and down the property to the 2x21m gal framed nursery tunnels. The diesel-powered pump used to periodically pump water up to the header tank is included in the sale. The farm shed has a kitchenette and a small and fast office style hot water service. The 24 acres has a healthy water table with an abundance of underground water. There is a good catchment area which is the perfect place to expand on an existing small dam if additional water is desired. Call Tim McCollum today on 0427 523 088 or his assistant Tara Bedford on 0499 656 985 to book your inspection. At a Glance- • Land: 9.71 Hectares (24 acres) with diverse landscapes. • 147m² (21m x 7m) sealed farm shed with power and rainwater. • Power- Yes- Ergon- connected to the grid. 5kw PV Solar System. • 2 x 22,500L rainwater tanks. • Town water supply- No. • Town sewage- No. • Council Rates- \$1940.00 per year • Kitchenette in farm shed with office style, small HWS. • Multiple sites to build a luxury new home. • No covenant to dictate the home you would like to build. • Idyllic North-East aspect. • Quiet location, end of a cul-de-sac. • Abundance of Wildlife. • 50+ fruit and nut shrubs and trees. • 3m x 3m garden shed. • Underground storage shipping container. • Animal night house with 5000lt rainwater tank and paddocks enclosed with PVC coated cyclone fencing. • 2m x 21m gal hoop frame nurseries with shade cloth. • Underground irrigation water supply to nursery's from rainwater tanks. • Abundance of underground water and ideal location to expand on a small dam. AGENT Tim McCollum 0427 523 088 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves with any matters.