

163 Woodchopper Road, Broughton, Qld 4820



Sold Acreage

Friday, 8 December 2023

163 Woodchopper Road, Broughton, Qld 4820

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 20 m2

Type: Acreage



Tom Slaney

0439462080

\$530,000

GITRAH offers lifestyle and privacy....Rural Lifestyle Comfortable home Rodeo Arena 8 minutes from the city centre
Location: Situated approx 8 km South east of Charters Towers (163 Woodchopper Road, turn off Bluff Road). Area: TOTAL 20.14ha (49.767 acres) in one Freehold Title
Country: High quality, fertile soils with strong pastures. The property is situated in "Goldfields country", is slightly undulating and lightly timbered with Ironbark, Bloodwood and Box. Well-established Stylos, Buffel, Urochloa, Callide Rhodes, Indian Couch and native Blue grass pastures ensure sound animal production outcomes. Near absence of woody weeds is a feature of GITRAH. Services: Situated just 8 km from Charters Towers the property accesses all the services of a regional town (population approx 9000 people). The property is bounded to the north by the Flinders Hwy and to the south by the east-west rail line. Schooling, both primary and secondary, are a feature of the Charters Towers community with the town boasting three Private Schools, the State High School and three State Primary Schools. Charters Towers is an historic city established in the gold rush of the 1880's and still services the large Gold Mining and Grazing Industries of the Dalrymple Shire. GITRAH is serviced from the Flinders Hwy entrance, single-phase power and phone. For cattleman, the weekly liveweight selling centre in Charters Towers, Live Export ex Townsville (110km) and Townsville meatworks are all major attractions for this location. Townsville is a vibrant city of approx 200,000 with diverse industry and opportunity for employment, business and higher education. House & Garden ... Located in a peacefully quiet hollow, the 3-bedroom, brick block home has nicely shaded lawns and patios from which to enjoy tranquillity, cool breezes and country living. The modest, but comfortable house consists of three medium sized bedrooms, large lounge and open plan kitchen and dining. There are patios to the eastern and western sides of the house thereby making for cool breezes throughout. Water: The property is well serviced by 1 bore provided ample water for the homestead and stock requirements, operating at approx 10m deep (30ft). The Pump is at about 16 mts down. The water is good to drink. Yards & Rodeo Arena ... Located in the north west corner of the property, the yards are constructed of portable panels. The Property features a horse performance arena, three penning yards, a grandstand and an announcer's box. Which can all be used for small rodeos, horse work and much more. As the property is only recently ever used for horses, there is no calf branding facilities or loading ramp. Shed ... located immediately adjacent the house the shed is used for storage, workshop, tools, and vehicles. Plus it also has a two car carport right beside the house. Fencing ... The property is fenced into 2 main paddocks and 4 smaller ones using some barb and plain poly covered plain wire to suit horses. The fences are in fair working condition. Livestock: There are currently no cattle on "GITRAH". It has the ability to fattening up to approx 3 - 5 cattle per year of varying weights. Local cattle markets include the Charters Towers saleyards, live export and JBS meatworks in Townsville. Weight gains in average years and sustainable stocking rates will be about 180-200kg/yr. The pastures of "GITRAH" are very healthy and diverse. No livestock are included in the sale. Disclaimer: The above report has been prepared by Slaney & Co based on information supplied by the property owner and other credible sources. Every endeavour has been made to verify its accuracy. Whilst we trust the information to be correct, we make no warranties nor guarantees, and prospective purchasers must rely on their own enquiries & research. ©