

# 1645 Lilyvale Road, Emerald, Qld 4720



## Sold Lifestyle

Monday, 19 February 2024

1645 Lilyvale Road, Emerald, Qld 4720

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 25 m2**

**Type: Lifestyle**



Duncan Maguire



Michael Maguire  
0400790684

## Contact agent

A fantastic opportunity to purchase 62.5 acres only 38km from town. Enjoy the semi-rural living lifestyle on this unique property and all it has to offer. Property Features- 62.5 acres (total)- Approximately 37 acres of cleared cultivation, remainder established pasture- Fenced into 2 paddocks with additional paddock over Belcong Creek- All weather access road- 3 x Bedroom in liveable dwelling - 1 x Shower & bath- 1 x Toilet- Air-conditioning in lounge room and 2 bedrooms- Fans throughout- Renovated Kitchen- 12m Donga, split into 2 additional rooms, 1 side renovated- Carport- Entertaining area- Horse stables- Pest proof chook pen Sheds- 14m x 12 m shed with a 7m awning out front. 3 x roller doors for easy access- Large 3 bay skillion shed- Large hay shed (Damaged)Water- 2 megalitre high priority water allocation- Bore, capable of pumping at approximately 1500 G/PH. Very good water quality out of bore- 7 ha water licence out of Belcong Creek- 4 x Rainwater tanks off house & sheds. House can be run on full rainwater- 2 x Turkey nest (not in use)Extras- 1.5km to Old Gordon Road for school bus service- Coldroom- Established fruit trees Fantastic opportunity not to be missed. To arrange an inspection, please contact Duncan Maguire on 0419 025 787 or via email to [duncan@michaelmaguire.com.au](mailto:duncan@michaelmaguire.com.au) Disclaimer - We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own inquiries to verify the information contained in the advertisement.