

**1691 Wivenhoe-Somerset Road, Split Yard Creek,
Qld 4306**



Other For Sale

Tuesday, 11 June 2024

1691 Wivenhoe-Somerset Road, Split Yard Creek, Qld 4306

Area: 543 m2

Type: Other



Jez McNamara
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Tom Manns
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Auction

"Yarrimbah" offers an impressive rural landholding with scale and stunning water views of Wivenhoe Dam and the Brisbane Valley region. It presents a rare opportunity for those seeking a lifestyle cattle breeding enterprise in a tightly held and renowned area. • 543.33* hectares (1,342.6* acres) comprised of four freehold titles, two additional parcels of SEQ water lease totalling 67* hectares (165.56* acres) with frontage onto Wivenhoe Dam • Exceptionally positioned just 66* kilometres by road from the Brisbane CBD • Queenslander homestead with four bedrooms, two bathrooms, and a wrap-around veranda • Multipurpose equine improvements with shelters, stables, wash bay, & tack room. • Steel cattle yards, a vet crush, and B-double loading facilities • Machinery sheds, hay shed, workshop, and workers accommodation • Areas of improved pastures, with Callide Rhodes, creeping bluegrass & various legumes complimenting native grazing pastures, 15*% has been stick-raked recently • Split into 10 main paddocks fenced with barb wire & timber posts, holding paddocks, laneways, and horse paddocks with electric fencing • Water is supplied by an equipped high-flow bore with a gravity-fed system, 6 dams, 9 water tanks & frontage to both Northbrook Creek & Wivenhoe • The country consists of brown & dark grey soils on undulating hills to steeper timbered ridgelines with native Ironbark and Spotted Gum and lower areas of creek frontage with fertile alluvial soils • Cleared house pad with power and impressive views overlooking Wivenhoe Dam, the current owners intended to build their dream home • Owners estimate a safe carrying capacity of 230* breeders plus replacements With its stunning scenery, versatile infrastructure, and tremendous potential, "Yarrimbah" represents a rare gem in the rural property market. Whether as a grazing enterprise, an idyllic lifestyle retreat, or an eco-tourism venture, this property stands as an opportunity to secure a sizable holding with the raw potential and the scope to develop further and transform into a genuine Southeast Queensland Blue Ribbon property on Brisbane's doorstep. Call the agents from Ray White Rural Queensland today for a detailed Information Memorandum or to arrange your private inspection.

*Approximately