

**18 Butlers Road, Haigslea, Qld 4306**

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**Sold Other**

Wednesday, 18 October 2023

18 Butlers Road, Haigslea, Qld 4306

Type: Other



For Sale By Owner QLD

0488847018

## Contact agent

The Phone Code for this property is: 86203. Please quote this number when phoning or texting. This significant property, zoned for Tourism, comes with 2 Titles and 2 road accesses, and separate services to each. Previously used as a waterpark, and then as a motorcycle museum. It is located just off the Warrego Highway, 15 m from Ipswich central, and 40 min from Brisbane CBD. Fully security fenced, ideal for many uses. Great hilltop views. Selling as a package, or can be sold separately. Title 1 at the northern end is 9.478 ha, with entry off Butlers Road. The BP Service Centre complex and Sundowner Saloon adjoin the northern boundary. Zoning: Rural C with Tourist Facility General. Was formally a Waterpark, and still has much of the infrastructure (no pools). - gazebos, seating, paths, bridges toilet block/change rooms, etc. Water: Town supply with extra holding tank and high pressure electric pump for fire hose booster pressure. Electricity: approx 350 amps per phase (415v and 240V throughout property). Transformers and switch board substation on property. Fencing: Full perimeter 8ft high security fencing. Driveways: Sealed driveway with existing older sealed car park, dedicated bus and truck parking and turning, approx 150 car capacity (lg capacity) (not used for 7 years, somewhat overgrown.) Sewerage: Large Biocycle unit with automatic controls. Cottage: Small 3 bedroom air conditioned cottage - 2 toilets. Kiosk: Approx 430sq m. Commercial kitchen, cold room, exhaust fans, 2 x toilets, store room, wrap around veranda. Outside paved area approx 400 sq m. Also not used for some years. Shed: Colourbond shed, fully lined with 75mm fridge panel with air conditioned office. Also air conditioned office / staff room (or one bed unit) on mezzanine, workshop at rear, full CCTV security, 14 x 400 W hi bay lights, 4 x 4.5m wide x 4.5m high roller doors, 415 and 240V throughout. 2 toilets. Approx 825 sq m. Total shed area 55m long x 15m wide x 5m eaves plus 7m long x 6m wide entrance awning. Mezzanine = 2 areas 9m x 4.5m total 85 sq m. Car Port: tractor area Power and water, approx 25 sq m. Amenities block: Male and female. 4 x showers (gas heated), large change / storage rooms, vanities, urinal, 7 toilets plus 2 disabled toilets. Gazebos: assorted octagonal and misc shaded areas. Pump Room: concrete bunker, was pool pump room. Large electrical supply. Title 2 at the southern end of the property is 5.154 ha and has access from Haigslea Malabar Road. Zoning: Rural C Water: Town supply available Haigslea-Malabar Rd - Large dam with 240V pump. Electricity: Underground electricity (3 phase) from Haigslea Malabar Road. Fencing: Perimeter 8ft high security fencing to 3 sides. Sewerage: Septic tank. Stables: 2 x double horse stables. Lockable, concrete floor. Approx 50 sq m. Car Port: Tin, 3 sides and roof, concrete floor, 2 car capacity. House: Raised older Queenslander. 3 beds, 2 baths, 2 x toilets, new roof, new kitchen, some flooring replaced. New retaining wall and parking under. Dairy: Concrete block and tin, concrete floor, approx 60 sq m. Barn: old open timber implement shed. approx 57 sq m. Garage: old dilapidated, 1 car space. VIEWING BY APPOINTMENT ONLY. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.