

18 Silver Pinch Road, Upper Flagstone, Qld 4344

Grace Estate Agency.

House For Sale

Wednesday, 28 February 2024

18 Silver Pinch Road, Upper Flagstone, Qld 4344

Bedrooms: 5

Bathrooms: 3

Parkings: 7

Area: 72 m2

Type: House



Bradley Milton

0421965226

Offers over \$1,600,000

Situated amidst serene surroundings, this property offers a warm country welcome to potential buyers seeking a quintessential rural lifestyle, Wedding Venue, or multiple other passive income or home-based business opportunities. Offering an unsurpassed lifestyle with genuine tax offsets, this extraordinary property has benefitted from some quality improvements. The timber residence has been recently painted and offers high ceilings, polished floors, a commercial kitchen and cold room, and a covered outdoor deck. Improvements include 7 bay shed (2LUG) with power, equipped bore (1,000 GPH), new steel boundary dog proof fence, new cattle yards (vet crush), 3 permanent water troughs, scrub forest mix, improved pasture, 3 dams, rainwater tanks and bore water, 10 irrigation sprinklers, 6 bore standpipes and much more. Conveniently positioned on a bitumen road, just 12 km from Toowoomba CBD. The location will need no endorsement assuring all of those lifestyle-enhancing ingredients the Darling Downs are renowned for, are right at your door. All serious acreage buyers and savvy business owners are invited to inspect this exceptional property, land bank today for a better tomorrow, right here where your lifestyle dreams await realisation.

Area & Tenure: Spanning 72 hectares (180 acres) of quality grazing country with soft dark brown to black scrub soil.

Pasture Improvement: The current owner has dedicated significant time and resources to enhancing large grazing areas with improved pasture, ensuring ample feed for the livestock.

Nature Corridor: Embrace the balance of nature with untouched areas left as a nature corridor.

Water:

- Electrically equipped bore drilled in 2008, providing abundant water supply.
- A water line runs through the property, delivering water to a 5,000-gallon head tank.
- Bore water is plumbed to 3 stock troughs, ensuring no water problems.
- Additional water sources include 3 seasonal stock dams.

Fencing:

- New dog proof boundary fencing with steel end assemblies and Waratah 4-strand wire.

Yards:

- Brand new Clipex heavy portable panel set of yards, comprising of 2 pens, race, crush, and loading ramp.

Homestead:

- The spacious timber residence boasts 5 bedrooms, 3 bathrooms, a centrally positioned commercial-style kitchen, cold room, timeless timber floors, and expansive dining and entertainment areas.
- Enjoy breath taking views from the large, covered deck overlooking the property.

Improvements:

- A 7-bay building, including 2 lockable bays, positioned on an expansive concreted area extending from the automated front gate to the house.
- Ready to pour shed and care-takers homestead pad

Planning Applications: Planning has commenced including planning application for:

- Indoor Entertainment (Wedding and Function Venue up to 170 guests)
- Bed and Breakfast Accommodation (10 x 2-bedroom units)
- Caretaker's Accommodation and Vehicle Storage Shed

Full Plans and approval submissions are available. Consultant reports:

- Survey (majority of survey completed and some additional work required for alternative western entry location)
- Ecological reports
- Slope stability report
- Bushfire
- Waste Water
- Acoustic report
- Alternative access drawing

Planning application:

- Pre-lodgement advice from LVRC
- Pre-lodgement advice from Energex and Powerlink
- Planning report (to be completed once detailed engineering reports are available. Engineering work to be completed by end Feb and application to be finalised for lodgement mid March)

ALL TBC. Indoor Entertainment (Wedding and Function Venue up to 170 guests) Bed and Breakfast Accommodation (10 x 2-bedroom units)

Inspect by Appointment - Please contact Bradley Milton on 0421 965 226