

190 Kumbia Minmore Road, Benair, Qld 4610

HotProperty

House For Sale

Monday, 20 May 2024

190 Kumbia Minmore Road, Benair, Qld 4610

Bedrooms: 3

Bathrooms: 1

Area: 64 m2

Type: House



Jack Connolly
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For Sale by Negotiation

190 Kumbia Minmore Road offers you an idyllic blend of opportunity and lifestyle. Located within 20 Minutes of Kingaroy, 1 Hour to Dalby, 2 Hours of Toowoomba, just over 3 Hours to Brisbane – you are well placed to capitalise on convenient positioning of rural hubs and QLD's capital city. This location of this property offers you multiple options, whether this is ensuring your cattle achieve the best price possible at sale with which ever yard is performing the best at the time or just being handy to all modern amenities on the privacy of 160-acres. Your proximity to Brisbane and 30-minute drive to the Bunya Mountains offers you the opportunity to tap into Farm Stays or Air BnB – With the Bunya Mountains in full view from your verandah, this outlook is guaranteed to never grow old. On top of your positioning, the property has all the infrastructure you need to make the property immediately functional, including: - New powered submersible bore, with a Delta Water conditioner fitted, reportedly producing 5,000 Gal/hr. - Existing solar bore, pumping to a dam. - Fenced into 7x paddocks. - 3x Dams - Concrete troughs to every paddock - Self-mulching black soil - Established Rhodes and Blue Grass, fertilised with trace element granules. - Tick Free - 5-Bard Boundary fences in fantastic condition - Cattle yards equipped with an undercover work space, loading ramp, 3-way drafting, vet crush, and water. Ample Shed Space! - 24m x 12m Shed, powered with a shower and toilet. - 18m x 7.5m Shed (1x bay closed in, 4x bays open), powered. - 12m x 9m Shed with power, 2x bays plus a workshop. With so much already included in the sale, the updated home is the gem on the ridge with a panoramic view. Boasting: - 3 generously sized Bedrooms - Open Plan Dining and Kitchen with timber aesthetic, equipped with modern appliances, including a 5-burner gas stove and electric oven. - Gas Hot Water - Formal lounge with a wood heater - All bedrooms have direct access the deck that embraces 3-sides of the home. - Full view of the Bunya Mountains. There is the opportunity to purchase the property with a walk-in, walk out option. The Droughtmaster cattle are also available for purchase. Price guide \$1,750,000. To inspect the property or capitalise on this opportunity, please feel to contact Jack Connolly on 0407 840 725 or jackc@hotproperty.realestate