

2 Ashglen Road, Broughton, Qld 4820



Sold Lifestyle

Tuesday, 12 March 2024

2 Ashglen Road, Broughton, Qld 4820

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 8 m2

Type: Lifestyle



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Range: \$720,000 - \$840,000

Location: 2 Ash Glen Road, Broughton is situated approximately 8km out of town southeast side of Charters Towers, off Roberston road. **Services:** Situated about 8km from Charters Towers the property accesses all the services of a regional town with a population of approximately 9000 people. Schooling, both primary and secondary, are a feature of the Charters Towers community with the town boasting three Private Schools, the State High School and three State Primary Schools. Charters Towers is an historic city established in the gold rush of the 1880's and still services the large Gold Mining and Grazing Industries of the Dalrymple Shire. For cattleman, the weekly liveweight selling centre in Charters Towers, Live Export ex Townsville (110km) and Townsville meatworks are all major attractions for this location. Townsville is a vibrant city of approximately 200,000 people with diverse industry and opportunity for employment, business, and higher education. **Area & Tenure:** Total 8 ha (19.7684 acres) in one freehold title. Lot 3 MPH 40478 Zoning – Rural and Rural Activity **House:** 2 Ash Glen Road has a nice modern masonry block home. This house has been very well built and is extremely solid. It is fully tiled throughout with carpets in all the bedrooms. It has all the modern luxuries with a large spacious master bedroom, an ensuite and walk in robe. It has a large kitchen, lounge, dining room plus three spare bedrooms and an office. All serviced by their very own bathroom. It is fully airconditioned throughout except the lounge room. It has large verandas at the front and back of the house, keeping it nice and cool in summer. It has town water and has weekly council rubbish collection. It is also connected to mains power. • 4 Bedrooms • Office • 2 Bathrooms (1 ensuite) • 2 toilets • Built in Robes • Carport • Verandas • Airconditioned Bedrooms • Laundry Shed & Containers: 2 Ash Glen has a nice high sided 5 bay shed of which two bays are lockable using the roller door. It has power and water, and the floors are fully concreted. 2 Ash Glen will be sold with the inclusions of two 20-foot shipping containers also for extra storage. **Garden:** 2 Ash Glen has a nice lawn surrounding the house giving it a nice relaxing environment to unwind after a day at work. There is an extensive fruit garden with many banana trees, limes, oranges, mangoes, passion fruit, guava and many more. There are numerous shady trees in the house yard also. **Cubby House:** 2 Ash Glen has a large well-built, luxurious chubby house for the kids to play in. **Country:** High quality, fertile soils with strong pastures. The property is situated in "Goldfields country", is slightly undulating and lightly timbered with Ironbark, Bloodwood and Box. Well-established Stylos, Buffel, Urochloa, Callide Rhodes, Indian Couch and native blue grass pasture ensure sound animal production outcomes. **Water:** 2 Ash Glen has filtered town water to the house. No bore. **Yards:** There is no cattle yards or horse yards on Ash Glen. **Fencing:** Ash Glen is fenced into 2 small paddocks using 3 barbed wire construction. **Disclaimer:** The above report has been prepared by Slaney & Co based on information supplied by the property owner and other credible sources. Every endeavour has been made to verify its accuracy. Whilst we trust the information to be correct, we make no warranties nor guarantees, and prospective purchasers must rely on their own enquiries & research. © Copyright Slaney & Co