

# 2 Meddletons Road, Moffatdale, Qld 4605



## Sold Lifestyle

Thursday, 5 October 2023

2 Meddletons Road, Moffatdale, Qld 4605

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 74 m2

Type: Lifestyle



Tracey Zelinski  
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## Contact agent

A rare opportunity has presented to purchase "Lake View" Moffatdale, 4605. As you drive down the driveway the views of the dam that you drive down to are absolutely breathtaking and gives you a peaceful feeling that you are home. This premium property sits in the heart of our local Moffatdale Wineries here in the South Burnett, just 2 hours from the Sunshine Coast and 3 hours north of Brisbane. "Lake view" offers 74.52ha (184.13 acres) of which 8.1ha (20.01 acres) is leased as a flood grazing lease through Sunwater. Approximately 16 acres is currently worked up for Oats, with the balance of the land being predominantly gently undulating Ironbark forest grazing & quality dam flats with absolutely breath-taking views of Bjelke-Petersen Dam. Water is sourced from dams on the property, as well as a 25ML Water Licence through Sunwater from the Bjelke-Petersen Dam. Stock water is pumped to a 5,000gal tank & feeds back to house & yards. The fully fenced four-bedroom, one-bathroom homestead is nestled in a beautiful garden setting with magnificent water views. Built on the property in 1948 the home features the following:- Combined kitchen and dining with an electric oven and stove, separate lounge room with a split system air-conditioner.- Four bedrooms, two with ceiling fans- Family friendly bathroom with a bath and separate shower. Separate toilet- Outside laundry room-Concreted under cover entertaining area in the house yard for family gatherings. Other infrastructure includes a timber dairy which is used as a workshop with a concrete floor. Large chook house, 16 x 9 - 4 bay enclosed steel shed, 1 bay is concreted, 4 x roller doors. Timber framed hayshed and a steel framed machinery shed with a gravel floor. Mesh & timber yards. Beautiful picnic/camping area by the dam perfect for family gatherings like Christmas and Easter! An extensive list of farm equipment and machinery that goes along with the sale of the property. Impending retirement means that this exceptional property will be sold. For further information or to arrange an inspection please contact Tracey Zelinski on 0418 784 493 or Alex Haig on 0429 686 145.