

21 Wardrops Road, Avondale, Qld 4670



Sold Mixed Farming

Wednesday, 11 October 2023

21 Wardrops Road, Avondale, Qld 4670

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 150 m2

Type: Mixed Farming



SYNERGY Sales Team
0741524200

\$2,500,000

Stunning 372 acres (150.65 ha) of prime rural property overlooking the freshwater Kolan River, including a comfortable 4-bedroom family home, plenty of shed space, lifestyle retreat and more all just a 20-minute drive from the Bundaberg CBD, is now available for you to call home. Property is fully fenced and divided into many separate paddocks all with gates and water hydrants located throughout. Currently the owners are using the property for breeding cattle and have approx. 100 head. High fertile soil is chemical free and has been previously tested to be able to sell grass fed cattle. Has also been laser levelled in the past and has had multiple varieties of small crops previously grown, such as tomatoes, eggplants, capsicums, snow peas, and sugar cane. Currently there is a lease of 13mg of water allocation with option to lease an additional 120mg from the neighbour, rainwater tanks, bore, and water hydrants along with multiple dams to ensure there are never any water shortages. Featuring a modern country style 4-bedroom home, open plan living/dining/kitchen, master bedroom with ensuite, all bedrooms have built-in cupboards, bathroom plus a second toilet and shower located in the laundry, a large multipurpose room that can be used as a bedroom, teenage retreat, rumpus or games room. Polished Timber floors to main living areas and bedrooms and tiles to wet areas and multipurpose room, massive verandah on two sides including outdoor bathtub where you can sit and take in the spectacular views of the river and the property. Multiple outdoor area spaces including a secluded sitting area to enjoy the campfire and cook some damper, plenty of spots to watch the sunrise and sunset and enjoy the best life can offer. Owners have created a Retreat area beside the river, where you can enjoy camping, sitting by the campfire, putting the canoe in with your own private jetty and paddling down the river, take in a spot of fishing, private pontoon where you can read a book. Access to multiple spots along the riverbank allow you to soak in the tranquil atmosphere of his secluded piece of paradise in an idyllic part of the world. Stockyards and horse arena complete with attached undercover stables, large storage shed, tack room, cattle crush, and holding yard. Along with plenty of shed space for the machinery and other toys. Opportunity exists to construct a second dwelling on the property, with power ready to go in a beautiful location with amazing views of the tranquil river. This property is one you really need to inspect to fully understand the sheer beauty and size. AT A GLANCE HOUSE • 4 Bedrooms • 2 Bathrooms, plus additional toilet and shower in laundry • Multipurpose Room LAND • Land Size: 150.65HA - 372 Acres • Current 13mg water allocation from Kolan River, with the option to lease 121mg • Water Hydrants throughout the property • 24 panel Solar (approx. 6.6kw) • Septic System • Council Rates approx. \$2,700 per half-year The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves or any matters.