

2127 Mirani-Mount Ossa Road, Mount Charlton, Qld **RayWhite**

4741

**Other For Sale**

Wednesday, 14 February 2024

2127 Mirani-Mount Ossa Road, Mount Charlton, Qld 4741

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 412 m2**

**Type: Other**



Richard Murphy  
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## AUCTION Thursday 28th March

Nestled amidst the rolling hills of Mount Charlton just north of Mackay, "Kungurri Springs" beckons with an irresistible allure for those who live and breath cattle farming and the serenity of rural lifestyle. Here, where the emerald pastures stretch as far as the eye can see and the earthy scent of rich soil fills the air, lies a sanctuary for both grazier and beast alike. As the sun rises over the mountains to the east, it casts a golden glow upon the grazing cattle and one can't help but feel a deep sense of connection to the land. From the well maintained paddocks to the impressive infrastructure that supports the rhythms of agricultural life, every aspect of "Kungurri Springs" whispers tales of dedication, resilience, and the timeless bond between grazier and land. It's your turn to continue this legacy.

Location 65km to Mackay CBD 35km to Marian (Shopping Centre, Schools, Doctors, Hardware) 20km Mt Ossa (Major Rural Supplies) 120km to Airlie Beach Cattle Markets - 90km to Sarina Saleyards, 115km to Nebo Saleyards, 400km to CQLX Gracemere, 390km to Emerald Saleyards

Houses 5 Bedroom, 2 bathroom, 2 office plus store room and sewing room, formal lounge, open plan kitchen/lounge dining, wood heater, 13kw Solar system, water filtration system 2 Bed 1 Bath Workers cottage 1 bed 1 bath workers cottage and lean to carport

Sheds 26mx12mx5.5m New - 5 bays 27mx9.5mx4.5m - 4 bays, 2 concreted with 3 phase power, lights and car hoist 18mx9.5m Open sided shed at the house with power and water 12x7m colourbond shed with 4 bays and roller doors

Cattle infrastructure 8 Paddocks 2 Holding Paddocks Fencing 90% in Very good condition 10% in need of repair (Internals)

Yards - Proway outer yards with multiple drafting pens, round yard draft. Leads into Thompson Longhorn curved force and race. Vet crush with built in scales and NLIS panel reader, 4 way draft, set up for air operation (not currently fitted). Calf race and cradle. Level walkway loading ramp. All of the working area is undercover with concrete floor, power, water and lighting

Water House bore for gardens and stock Multiple rainwater tanks at the house and yards. Filtration system at the house. All paddocks serviced either by a trough, dam or creeks

1826mm (approx 72 inch) rainfall average over the last 8 years

Pasture Predominately Humidicola with Signal Grass, V8 Stylo and other creeping legumes

Auction Thursday 28th March @ 10am 'The Clubhouse' - Sarina Beach Surf Lifesaving Club, Owen Jenkins Drive, Sarina Beach QLD