

214 Dunroamin Road, Breddan, Qld 4820



Lifestyle For Sale

Monday, 29 April 2024

214 Dunroamin Road, Breddan, Qld 4820

Area: 57 m2

Type: Lifestyle



Tom Slaney

0439462080

Auction

Privacy, quiet country living, great house sites and a blank canvas to develop to your personal liking ...Location: The property is approximately 6km north of Charters Towers off Dunroamin Road. The short drive easily accesses all the services of a regional town, population approx 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. For cattleman, the weekly liveweight selling centre in Charters Towers, Live Export ex Townsville (130klm) and Townsville meatworks are all major attractions for this location. Townsville is a vibrant city of approx 200,000 with diverse industry and opportunity for employment, business and higher education. Area & Tenure: Freehold, Lot 1 on MPH 13849 Area: 57.48ha (approx 142acres) Country: The feature of this property is the excellent land condition and fertile Gladstone Creek frontage. The property is comprised of fertile black soil, red Goldfields soils, alluvial creek frontage and gravelly ridge country all lightly timbered with Ironbark, Box, Bauhinia and Bloodwood and pastured with Buffel, Indian Couch, Stylos, Siratro, Urochloa and various native grasses. The creek frontage is timbered with Moreton Bay, Paperbark and Oak. There is a woody weed presence. Rubbervine, Bellyache, and Chinese Apple are all at manageable levels. Infrastructure: Infrastructure consists of a 2 Bay lockable shed, new galvanised portable yards, submersible solar bore pump and fencing. Shed: 214 Dunroamin road has a good quality, 6m x 6m, 2-bay lockable shed with roller doors and concreted floor. Cattle Yards: A good quality galvanised portable panel yard is included in the sale of the property, which is approximately 52 panels, 8 gates, an overhead lever pound draft loading ramp, calf race and branding cradle. All is in new condition. The yards are located alongside several holding paddocks. Fencing: The property is subdivided into 5 paddocks- 4 small paddocks & one large paddock. Fencing is mainly 3 & 4-barb construction and in good condition. One of the boundary fences is brand new and has recently been renewed. A small paddock adjacent the creek is fenced with barb and ring-lock as was once used to hold goats. Gladstone Creek is fenced using a give-and-take understanding with neighbouring landowners. Power: There is no Ergon power connected to the property. An estimate suggests the closest powerline connection is around 200m away, in two places - ie. adjacent the northern boundary (along Dunroamin Rd) or adjacent the southern boundary (across Gladstone Creek). Buyers should verify these distances and connection possibilities themselves. Of course, off-grid solar power solutions may be another option. Water: 214 Dunroamin road has both bore and creek water on the property which is suitable for both domestic and livestock usage. This is assured via a spear in Gladstone Creek and a bore near the shed. Gladstone Creek is seasonal and flows for many months, in most years. The creek spear is pumped via a brand new Davey/Honda, petrol-powered, firefighter pump. A small water allocation/irrigation license is attached to the property. In decades past the small paddocks adjacent the creek were irrigated. Although the water license still remains, this irrigation aspect is no longer in operation. To re-activate irrigation the operator will need to contact the Dept Natural Resources and obtain the latest license requirements. Water infrastructure includes Solar panels (2), 2-horse mono pump, fibreglass water trough, cement water trough, 1000gal poly tank and Honda firefighter pump. The bore has been recently blown out and tested to be pumping at 300gal/hour. The bore is equipped with a solar powered 2HP submersible mono pump. Plant & Machinery: 2HP Submersible mono pump Brand new Davey Fire fighter pump Livestock & carrying capacity: Nil cattle included. The vendor suggests the sustainable carrying capacity should be approximately 20 adult cattle, depending on season. 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 or guarantees, and prospective purchasers must rely on their own enquiries & research. © Copyright Slaney & Co