

218 Berthelsen Road, Yerra, Qld 4650



Sold Other

Saturday, 4 May 2024

218 Berthelsen Road, Yerra, Qld 4650

Bedrooms: 4

Bathrooms: 3

Parkings: 8

Area: 121 m2

Type: Other



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\$1,650,000

Welcome to "Yaldeenie" a rural paradise that offers you the perfect combination of space, comfort, and functionality. Nestled on 301 acres (121.9ha) of picturesque grazing country, this property boasts an expansive homestead, a spacious shed, a large dam, and everything you need for a thriving farming lifestyle. Situated in Yerra, "Yaldeenie" enjoys the support of a close-knit farming community, in a convenient location just 25km west of Maryborough and 25km north of Tiaro with easy access to essential amenities while enjoying the tranquility of rural living. The undulating landscape of "Yaldeenie" encompasses 301 acres of prime cattle grazing land with improved pastures including Rhodes, Setaria, Pangola, and Signal grass. The property provides ample grazing for approximately 125 steers while approx. 70 acres has natural timber featuring Ironbark, Yellow Stringy and Spotted Gum adding to the property's natural beauty. "Yaldeenie" is thoughtfully designed with functionality in mind featuring, 10 well-fenced paddocks with a central laneway system leading to a good set of timber and steel cattle yards equipped with 2 vet crushes, 5 holding yards, loading ramp and drafting gates ensuring ease of handling and stock management. Water is a vital resource on any rural property, and "Yaldeenie" has you covered. The property boasts a huge irrigation dam spanning approximately 7 acres. The dam water is pumped using a solar pump to two separate 5,000-gallon header tanks, which then gravity feeds water to concrete troughs located in each paddock. An additional 5,000-gallon concrete tank at the cattle yards ensures easy access to water for all your livestock needs. A further highlight of this property is the impressive 30x16m high clearance shed. With a powered, lockable design and full concrete flooring, this versatile space is perfect for storing machinery and equipment. It even includes a shower and toilet for added convenience. The lovely 302m² brick homestead features wrap-around verandas, providing a perfect vantage point to soak in the breathtaking views of the property and beyond. Inside, you'll find four spacious, carpeted bedrooms with fans, 2 with built-ins and 2 with walk-in robes, offering ample storage space. With three bathrooms, your family and guests will enjoy ultimate comfort and privacy. The homestead's interior exudes warmth and character, with stunning exposed brick and special "Fraser Island" timbered floors mixed throughout. An open fireplace graces both the kitchen/dining area and the formal lounge room, creating a cosy atmosphere. The modern kitchen features gorgeous granite benchtops and a freestanding 5-burner stainless steel gas cooktop and oven. For entertaining and relaxation, a covered 8x6m front patio area extends seamlessly from the kitchen/dining area providing the perfect space to enjoy outdoor meals while taking in the beauty of the property. Other notable features of "Yaldeenie" include 10,000 gallons of rainwater storage at the house, flyscreens on all windows and doors, and a separate office and large games room, adding versatility to the living spaces. Families with children will appreciate the proximity to schools, with Mungar State School just 9km away, and Riverside Christian College or Aldridge State High School approx. 25km away. "Yaldeenie" offers boundless possibilities for any farming enterprise or accommodates for a relaxed rural lifestyle property.

Summary:

- 301 acres (121.9ha) of beautiful undulating grazing country with fertile soils
- 10 paddocks, improved pastures Rhodes, Setaria, Pangola & Signal grass
- Approx 70 acres natural timbers - Ironbark, Yellow Stringy, spotted gum
- Good fencing in place with central laneway system, easily supporting 125 steers
- Timber & steel cattle yards - 2 vet crushes, 5 holding yards, loading ramp & drafting gates
- 30x16m high clearance, powered, lockable shed - concrete floor, shower and toilet
- Huge irrigation dam approx. 7 acres in total, Solar pump, 2 smaller dams
- Two 5,000-gallon header tanks gravity fed to troughs, further 5,000-gallon tank at yards
- 302m² homestead - Stunning exposed brick & special "Fraser Island" timbered floors
- 4 bedrooms, fans, built ins/walk in robes, 3 bathrooms, separate office, games room
- Double open fireplace, gracing kitchen dining area and formal lounge room
- Modern kitchen - gorgeous granite bench tops, 5 burner stainless steel gas cooktop & oven
- Covered 8x6m front entertainment area - commanding views over the property and beyond
- 10,000-gallons of rainwater storage at the house, flyscreens on all windows and doors
- 9km to Mungar State School, approx. 25km Riverside Christian College or Aldridge State High
- Superbly located in Yerra, 25km West Maryborough and 25km North of Tiaro

Contact Marketing Agents Craig Mellor on 0411 289 333 or Natalie Mellor on 0429 898 555 for further enquires or to arrange an inspection any time. All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.