

2199 Gore Highway, Umbiram, Qld 4352

Lifestyle For Sale

Wednesday, 7 February 2024

2199 Gore Highway, Umbiram, Qld 4352

Bedrooms: 5

Bathrooms: 1

Parkings: 6

Area: 36 m2

Type: Lifestyle



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Auction

Auction Location: On Site Webster Cavanagh Rural is proud to present "Umbiram Views" to the market. The 5 bedroom homestead is complimented by with 36.11HA, 67 ML of irrigation water, new fencing and excellent shedding. "Umbiram Valley" is one not to miss! Location: * 15.7 km to Pittsworth* 23.2 km to Toowoomba* 156 km to Brisbane Area and Tenure: * RPD L22 SP209523* 1 Freehold Title * 36.11 HA (89.229 acres approximately) Rates: Country: "Umbiram Views" is defined by its high quality soil types which range from Coolibah ridge to Alluvial self mulching black soils. Approximately 77 acres was previously cultivated. A majority of the property has been put down to improved pastures. Fencing: A majority of the fencing has been replaced in the past 3 years with 4 barb and steel end assemblies. A mixture of steel pickets and cement posts have been utilised on the newer fencing, The property is fenced into 12 paddocks as well as the home complex. Water and irrigation: * Irrigation bore 88m deep producing approximately 6500 gal/hr* 24 hydrants with under ground mains* bore is plumbed to a 2200 gallon tank at the house for the garden and can be utilised in the stables.* 5 x 5500 Gallon rain water tanks service both the home and the stables facility. Shedding, Horse Infrastructure and Yards: * 12m x 7.5m fully enclosed shed with concrete floor through out and 3 phase power, electric roller doors.* 19m x 24m Shed which includes 8 stables, 2 by 4m x 8m tack/feed rooms with a mezzanine above Plus a cemented drive through skillion. There is also a cement wash down bay with hot and cold water as well as 3 large day yards and a round yard with sand base.* an older timber framed shed suitable for hay or machinery storage* Portable panel cattle yards with a brand new "mulga" vet crush and loading ramp.* The portable panels located on the eastern boundary are not included in the sale. Homestead: Built in 2019, the 5 bedroom rendered brick home features 5 bedrooms with the master having an ensuite and a galley style walk in robe. A main bathroom is centrally located along with the laundry. A modern kitchen, which includes Caesar stone benchtops and a walk in pantry, flows onto the dining and family room as well as opening onto the outdoor entertainment area. The large media room/library adjoins the dual office. The home is fully insulated, airconditioned and has a large wood heater in the main living area. A double garage with electric roller door is allows further security. Comments: Featuring an amazing rural vista "Umbiram Views" is a meticulously developed lifestyle and horse property. The sale of "Umbiram Views" presents a unique opportunity to the successful purchaser to buy a immaculate property with the added bonus of irrigation! It is a must see! Disclaimer: Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.