

**2364 Gin Gin Mount Perry Road, New Moonta, Qld
4671**



Acreage For Sale

Thursday, 6 June 2024

2364 Gin Gin Mount Perry Road, New Moonta, Qld 4671

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 78 m2

Type: Acreage



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Offers Above \$975,000

Discover the perfect blend of rural tranquility and modern convenience with this exceptional cattle grazing property. Nestled on 198.84 flood-free acres, this property is equipped with everything you need for successful livestock management and comfortable living. The fully fenced boundary, internal paddocks, and reliable water sources ensure optimal conditions for cattle grazing. Enjoy the benefits of a solar-powered home, good pastures, and extensive infrastructure, including stock yards, a substantial shed, and numerous fruit trees. The charming high set home offers ample living space, energy efficiency, and scenic verandas, providing a welcoming retreat after a day on the land.

At A Glance Property- 198.84 Acres- Flood Free- Fully Fenced Boundary with Internal Paddocks- Currently Running approx. 40 Breeders but has run 60 Breeders in the past- 99% Rats Tail Free - Pasture is a mixture of Blue Grass, Spear Grass & Wynn Cassia- 2 x Dams- 2 x Solar Powered Potable Bores with Auto Filling Troughs- 2 x Seasonal Creeks "Popgun Creek" & "Middle Creek"- Stock Yards with Loading Ramps & Head Bale- 9m x 12m Shed with Concrete Floor, Whirly Bird & 36,500L Rainwater Tank- Garden Shed- Vegetable Garden- Fruit Trees - 10 Native Bee Hives throughout the Property- Vegetation Map is mostly White - (able to be cleared) Home - Upstairs- High Set Home on Concrete Stumps- 5.2kw Solar System (back to Grid) with 10kw Battery Storage- Airconditioned Open Plan Living with Wood Heater and access to the Back Veranda- Spacious Kitchen with Large Gas Cooktop, Electric Oven, Rangehood & Dishwasher- Canadian Maple Floorboards in the Living and 2 Bedrooms with the Original Timber Floorboards underneath- Main Bedroom features French Doors, Built in Robes & Ceiling Fan- 2 Additional Bedrooms Upstairs- Family Style Bathroom with Shower over Bath, Toilet and Vanity- Verandas Front & Rear Downstairs- Large Tiled Bedroom with Separate Access- Bathroom with Shower, Toilet & Vanity- Laundry Room - Storage Space

Additional Information- Roof and Trusses Replaced approx. 2005- Home moved to Location in 1990- 2 x 22,500L Rainwater Tanks on the Home- Rates Approx. \$900.00 per half year- Satellite NBN Available- School Bus Nearby- 18 mins to Gin Gin (25km)- 18 mins to Mount Perry (27km)- 54 mins to Bundaberg Airport (76km)- 54 mins to Childers (80km) To book your private inspection, contact Kelly on 0413 445 101 today.* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. *