

248 Dawson Gate Road, Chinchilla, Qld 4413

Nutrien Harcourts

House For Sale

Monday, 22 April 2024

248 Dawson Gate Road, Chinchilla, Qld 4413

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 16 m2

Type: House



Warren Barker - Chinchilla

\$800,000

248 Dawson Gate Road has returned to the market and presents a rare opportunity to purchase a hard to find 40 acre lifestyle property only minutes from all town amenities. The property would be suited to the down sizer wanting to run a few head of cattle, grey nomads looking for a quiet rural base or horse enthusiast. The cottage features include: • Freshly painted inside and out • Open plan kitchen, dining and lounge room with split system air-conditioning which opens onto the rear concrete covered patio area • Kitchen includes good bench and cupboard space, island bench with dishwasher and electric stove • 2 Good size bedrooms - one with built in cupboards • Family bathroom includes shower, vanity, toilet and laundry fittings • North facing paved front deck overlooking beautifully maintained lawns and new tree plantings

Outside features include: • 6m x 3m Portable donga with wall air conditioner suitable as a teenagers retreat, extra bedroom or home office. Power is wired and available via a caravan plug and cord • 2 Bay Colorbond shed with power and double carport attached • 10,200 gallons of rainwater storage on the house together with 2 poly tanks totaling 13,000 gallons tanks on shed • Large newly completed 12m x 12m 3 bay shed including enclosed workshop/storage area with power connected. Also attached rear covered area incorporating a 40ft shipping container with power connected • Fully equipped electric bore set up to supply water to the house yard and stock troughs. The bore will operate 5 sprinklers • Currently fenced into 2 main paddocks and 3 smaller horse paddocks pastured with good stands of natural grasses and buffel. Will grow clover over the winter months • Cattle yards with crush, vet crush, loading ramp and trough • 3 Dams with 2 dams connected to 3,000gal poly tank at house • Services include mail 3 times per week, weekly garbage collection, school bus past the front gate and mobile and internet reception

All the hard work has been done to this extremely well-presented acreage property. Contact Warren today to arrange your inspection. NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details. Please note some photos were used in previous marketing.