

# 32 Scrubby Road, Scrubby Mountain, Qld 4356

## Other For Sale

Saturday, 15 June 2024

32 Scrubby Road, Scrubby Mountain, Qld 4356

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 334400 m2

Type: Other



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**\$1,200,000**

"Millview" is a well-positioned and well-equipped property that will appeal to a wide range of Rural acreage buyers. Situated - 5 Km Pittsworth CBD, 45 Km Toowoomba CBD, 39 Km Millmerran & 2.5 hrs Brisbane/Gold Coast. Facilities: Rural Power, NBN connected, School Bus run to Pittsworth past front gate, Daily Mail service, Rural landline. 45Km from nearest livestock selling center, Weekly Garbage truck service, 3 phase power connected. Area & Tenure: 33.44 HA - 82.63 acres Country: Predominantly undulating black soil, a variety of established Wilga and Coolabah trees throughout property. Cultivation: Majority of Millviews paddocks have been previously cultivated in the past. Rainfall: Annual approx. 617mm Water: 2 bores both windmill equipped: House bore/main bore 70 metres deep, 13,000-gal storage available off main bore, gravity feeds to service approx. 13 stock troughs throughout the property. Second bore located at front of property has 1000-gal storage and services a separate stock trough at front of property, this bore can serve as a reserve to main bore as is linked to the house/main bore water system. Approx 12,000 gallons rainwater/bore water storage connected to house. Fencing: Boundary fence is predominantly 4 strand barb on steel posts with hot stand-off, Internal fencing 4 strand plain with electric stand offs. Entirety of fencing in good stock proof condition. 8 internal paddocks all with permanent water. Yards: Steel portable cattle yards with 5 watered pens, crush, race, calf cradle and permanent ramp with side load catwalk. Approx. 30 x 70 metre Arena/holding yard connected to cattle yards. Homestead: 5 bed, 2 bath timber home on wooden stumps set in an elevated and private position with a well established garden and ample trees. Features 3 x RC aircon units, open living, dining, kitchen area. Office, large outdoor patio/entertaining area, L shaped hallway, polished timber floors throughout. Separate living quarters attached to house that has RC air conditioning. Solar system connected to home that supplements the main power grid. Please refer to floorplan for an overview of house size and layout. Improvements: 2 bay Garage. 15m x 7m bay with attached 11m x 3 m bay drive through machinery shed with 5000-gal rainwater storage attached. 11m x 7m Tack room/Hay shed with lean to attached - 2000-gal rainwater storage connected. Numerous dog runs, chicken coups, bird aviaries and garden sheds are present at house and around the main shed/yard area. Plant: 70 tonne silo with aerator 2 x 40 ft containers. Remarks: "Millview" offers a sought after 80-acres on the Darling Downs close to major towns and centres, an opportunity for a balanced rural lifestyle while allowing you to pursue cattle and equine pursuits, all while enjoying the benefits of acreage living. This category of property is becoming increasingly popular throughout the Darling Downs, call now to book your private inspection of "Millview" today.