

**323 Gowrie Tilgonda Road, Gowrie Junction, Qld
4352**



Sold Cropping

Thursday, 10 August 2023

323 Gowrie Tilgonda Road, Gowrie Junction, Qld 4352

Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 38 m2

Type: Cropping



James Croft
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James Arthur
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\$2,100,000

This exceptional lifestyle property is located 20 minutes from the heart of Toowoomba, 15 minutes to Wilsonton Shopping Centre, 20 minutes from Toowoomba Wellcamp Airport and 1.5 hours from Brisbane. Equipped bore, irrigation licence (16ML) and access to Gowrie Creek, this ideal property is well suited to a number of income streams. Services: Close to schools and easy commute to Toowoomba. Residence: • Outstanding fully renovated modern colonial residence, featuring 5 large bedrooms plus 2 offices (one could be used as a 6th bedroom). • Well-appointed kitchen equipped with quality appliances, quality cabinetry, stone bench tops, large walk-in Butler's pantry • Quality living spaces including lounge, dining and rumpus • Multiple outdoor living options, taking in expansive views Country: Fertile gently sloping chocolate to black soil creek flats. Large area of cultivation planted to winter active lucerne & medics, with Rhodes and Creeping Blue grass planted in March 2023. Areas of improved pastures including Rhodes grass and Kikuyu running down onto Gowrie Creek. Water: Bore 1: 128m deep with electric submersible, previously pumping 6650 gallons / hr Bore 2: 133m deep - unequipped and has previously tested in excess of 2000 gallons / hr Gowrie Creek: Permanent stock and domestic water available, gravity fed to 4 troughs, several outlet points and the house yard Fencing: Fences range from good to stock proof. Gardens: • Well established garden and manicured lawn, watered by fully automatic irrigation system. • Firepit Sheds: • 12m x 16m, 4 bay workshop / shed / carport • 9m x 14m hay shed Livestock handling: • Steel cattle yards, 5 box stable complex, round yard An exceptional lifestyle property so close to Toowoomba, with the ability to generate income. Situated on an elevated position "Tilgonda's" outstanding residence takes in wonderful local rural views, including overlooking Gowrie Mountain.