

# 34 Mount Berryman Rd, Blenheim, Qld 4341



## Sold Mixed Farming

Sunday, 20 August 2023

34 Mount Berryman Rd, Blenheim, Qld 4341

Bedrooms: 5

Bathrooms: 2

Parkings: 22

Area: 32 m2

Type: Mixed Farming



Ramon Bachmann

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## Contact agent

AUCTION CANCELLED AUCTION ON SITE 17TH NOVEMEBR 10:30AM - IF NOT SOLD PRIOR This 80 acre block has a wide variety of uses being: farming, grazing or just a lifestyle block. The spacious timber home, versatile block and loads of sheds space means you wont be disappointed. Featuring: Dwelling: Neat and Tidy Home featuring Spacious 4 bedrooms with built ins + Study, Open plan eat-in kitchen, large gas stove, wood heater, air conditioning, separate lounge, tiled bathroom with shower over bath, downstairs laundry with extra shower & toilet, Front veranda and hardwood Timber flooring and Ceiling fans throughout. Land/Location: Total Area 32.24Ha or 79.66 Acres / Approx 35 Acres of Cultivation with Balance being Quality Scrub Soil Grazing / Fully Fenced into Paddocks / Western Boundary is Sandy Creek / Approx 2 Acres of Leucaena Trees / Bitumen Road Access / Approx 15 Mins From Warrego Hwy and Plainland / Improvements: Great Sheds / 24m x 20m with 3 phase power - Fully Enclosed, Concreted, Powered with Part Raised Timber Floor Plus 20m x 6m Lean-to / 26m x 11m Shed with Cold Room, Concreted Workshop, Enclosed Bay, Fully Powered, Adjoining is a 10m x 23m Machinery Shed Powered / Single Garage with Lean-to / Old Cream Shed / Single Timber Garage / Approx 5Kw Solar System Water/Irrigation: Equipped Bore with 7Hp Submersible Pump / Approx 40 Meg Dam with Diesel Engine Pump / Underground Mains / Creek Pump / Good Stock Dam The property is currently running a few head of Horses and with 2 smaller paddocks around the house yard. So much on offer. Great location and only being a few minutes from Laidley Township. This is a great property to just to get away and enjoy life! All serious buyers are encouraged to Inspect, as properties like this do not last long. Disclaimer: Ray Bachmann Real Estate and its agents has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Buyers must conduct their own Due Diligence and investigations before taking any decision on buying this property. Property Code: 1925