

**349 Mount Kent Boundary Road, Nobby, Qld 4360**



**Cropping For Sale**

Wednesday, 8 May 2024

349 Mount Kent Boundary Road, Nobby, Qld 4360

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 41 m2**

**Type: Cropping**



Rod Huth

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## Expressions of Interest above \$1.5m

349 Mt Kent Boundary Road Nobby" Hillside" - Situated 25 minutes south of Toowoomba is this 104 Acre property, on a corner block on 2 deeds, with some of the best soils you can find in the valley. Entry to the improvements is via a tree lined driveway to a private position back from the dual frontage. The family home is a Queenslander cottage style home with polished timber floors in all traffic areas, carpet in all 3 Bedrooms and slate tile entrance. Near new family bathroom (Wheelie walker friendly) with a roomy floor level shower with flexi hose, new vanity, and wall tiles to the ceiling. Ensuite has a shower and basin + toilet. WIR and remote-controlled ceiling fan. The family room has reverse cycle air-conditioning and slow combustion fire heater for winter. The kitchen has a double sink, induction cooktop, separate oven, sizable walk-in pantry/broom cupboard and ceiling fan. Upgraded Smoke alarms and separate office. Rear double doors give access to a 15ft x 15ft timber deck with shade cloth cover + a ramp down to the rear clothesline, plus a Block BBQ, also has a front verandah. A blanket of mature trees surrounding the house gives protection in windy weather. The house is set on a large easy-care block with gardens and new rail fencing, a feature. New colorbond guttering was recently installed on the entire house. Plus new rainwater tank. Being a typical Downs Farm layout, there are plenty of sheds (7) including a detached double garage with power, workshop with 3 phase power, typical truck shed, timber floored barn, 50ft x 50ft machinery shed, hayshed, ex-dairy, plus extensive steel panelled yards, crush with covered head bail plus ex dairy yards. Power and water connected with overhead flood lighting. Fuel shed/utility shed. Well-watered by electric equipped Bore with a capacity of 4,800 GPH pumping to overhead storage tank (potable). Feeding to several troughs and taps in yard and garden, plus 2 unequipped bores. Approximately 70 acres of cultivation with extensive new fencing with double steel pipe gates, growing green fodder, hay making and some grain crops. 28 acres of oats are currently planted. 14 acres summer forage sorghum plus ground prepared for planting Barley. Balance being natural grasses including areas Kikuyu. Nobby Primary School 4 km away, school bus at front road, Clifton High School 10km or access to Toowoomba High Schools, University or Tafe. 3.5km to Nobby cafe and Rudds Pub. Great opportunity here with the owner retiring to purchase this beautiful property and all the opportunities it has to offer. Plus the extra benefit of being on 2 deeds. Don't miss this one!! Opportunity knocks!! Call Rod Huth today to Inspect - 0427 060 821N. B Option: Full farming plant available Extra including 3 tractors. Full list available to genuine farm buyers. Expression of Interest above \$1.5m (For Sale "BARE of Stock and Farm Plant")