

**370 Bindango Road, Roma, Qld 4455**



**Livestock For Sale**

Thursday, 13 June 2024

370 Bindango Road, Roma, Qld 4455

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 91 m2**

**Type: Livestock**



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## Offers Over \$1,550,000,00

Experience the ultimate rural lifestyle at "Amanzi", a property that offers an exceptional blend of luxury, practicality, and natural beauty including its own personal camp side lagoon. Located just 15.6 km west of Roma's CBD, this magnificent estate provides everything you need for a comfortable and self-sufficient lifestyle. Property Features:

- Size: 91.96 hectares (227.23 acres) across two freehold titles.
- Location: 15.6km from the CBD of Roma, A mere 3.7 km from the Warrego Highway and 3 km of all-weather gravel road ensure easy access.
- School Access: School bus service at Hodgson (5-minute drive), mail service twice weekly and Wednesday rubbish removal.
- Landscape: Slightly undulating loamy chocolate to black soils supporting Mitchell, Flinders, and Buffel grasses with some sown Bambatsi along with seasonal herbages. The Homestead:
- Design: A well-designed 4-bedroom, 2-bathroom family home that seamlessly blends indoor and outdoor living.
- Living Space: Open-plan living area encompassing the kitchen, dining, and lounge. Glass sliding doors open to a large timber deck wrapping around a 37,000L above-ground saltwater pool.
- Key Features: - Master bedroom with a walk-in robe and ensuite. - Three additional bedrooms, two with built-in wardrobes. - Split system air-conditioning throughout and a wood fire heater. - New gas stove and oven, solar hot water system, and 21 solar panels. - Separate laundry room.

Outdoor Features:

- Gardens: Established lawns and gardens with pop-up sprinklers fed directly from the private bore. An irrigated greenhouse and vegetable patch are enclosed within a fully fenced house yard.
- Animal Facilities: - Caged metal chook pen with large fenced run. - Two Steel caged dog pens with concrete floors. - Portable panel horse yards with shelters and troughs. - Concrete tack/garden shed with saddle racks. - Hay shed & 4 Undercover horse stables with troughs.
- Water Supply: Bore, 4 x 22,000L tanks (88,000L storage) and four troughs.
- Supported by 1 large land dam & Natural lagoon.

Paddocks and Infrastructure:

- Paddocks: Divided into seven paddocks with a laneway, steel cattle yards, ramp, and vet crush.
- Fencing: Good quality steel and timber post fencing with a combination of barb and plain wire throughout.
- Sheds and Carports: - 6.7 x 7m powered carport. - 6 x 7.5m powered workshop with concrete flooring - A secondary carport off the workshop - Additional office space/kids games room/Gym area with lights & power - Lastly A Large 17 x 12m steel frame Machinery shed, split into two bays and attached is a 40 ft shipping container located on the western side of the shed.

Natural Features:

Lagoon: One of the main attractions of "Amanzi" is its stunning large shaded natural lagoon. This serene body of water has never run dry, making it a perfect spot for camping, fishing, recreational kayaking, and entertaining guests. Whether you seek tranquillity or adventure, the lagoon offers endless opportunities for relaxation and fun.

"Amanzi" at 370 Bindango Road, Hodgson, offers an unparalleled rural lifestyle with modern conveniences and abundant natural beauty. Don't miss out on this exceptional property! A further 127 acres adjoining the property is also available to purchase. Plant and equipment may be negotiated into the purchase at an additional price. more information or to arrange a viewing, please contact Andrew Busiko at LJ Hooker Roma o 0427 622 783. Make your dream rural lifestyle a reality at "Amanzi" - the ultimate package!