

**453 Lilyvale Road, Emerald, Qld 4720**



**Lifestyle For Sale**

Thursday, 11 January 2024

453 Lilyvale Road, Emerald, Qld 4720

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 42**

**Area: 185 m2**

**Type: Lifestyle**



Bryton Virgo  
0477318224



Terry Ray  
0427821177

## Auction

'Tobermorey' Emerald Qld 4720 – Auction Date 23rd February 11am , Western Gateway Motel Rare opportunity to purchase a property of this size within close proximity of Emerald, Tobermorey offers rural lifestyle with productivity for either Horse or Cattle enterprise. LOCATION: • 15km North Emerald on Lilyvale Rd, Bitumen Road Frontage • School Bus pick up in close proximity. AREA & TENURE: • Total Area – 185 HA or 457.14 Acres Freehold • Lot 65 on Plan RP855508, Parish of Gordonstone. Freehold Tenure. • Shire of Central Highlands Regional Council • Rates – \$1594.68 per half year COUNTRY: "Tobermorey" is located in a highly sought after mixed Cropping and Grazing area, just North of Emerald on the Lilyvale Rd, The property comprises of predominantly black soil open downs country with good stands of Buffel and native pastures. STRUCTURAL IMPROVEMENTS: Homestead: A well maintained 4-bedroom brick home overlooking the paddocks of 'Tobermorey'. The homestead consists of 4 bedrooms including the main bedroom with an ensuite, a separate guest toilet and bathroom. The large laundry also has an operational cold room installed within. The open plan living and dining area is straddled around the large modern kitchen. Adjacent to the homestead is an outdoor BBQ area and a salt/ 9m chlorinated in-ground pool with a pool gazebo area within. Machinery Shed/ Built in Dwelling: A 18m x 12m fully enclosed steel framed, concrete floored Machinery Shed is fully insulated, inside is a mezzanine floor for storage. Built within the shed on the northern side is a fully contained accommodation/ office complex. Machinery Shed: A 19m x 9m steel framed, gravel floored Machinery Shed, closed on 3 sides with the northern side of the shed open. Workshop Shed: An 9m x 6m steel framed, lockable, concrete floored Workshop Shed, is fully powered. YARDS & FENCING: Cattle Yards: Of approx. 100 head capacity, mostly all portable panel construction with a fixed vet crush under roof. Fencing: Mostly all Internal and boundary fencing comprises 4 Barb, with a large portion of the internal fencing being newly erected in the past 4 years. Steel assembly corner stays and gate ways throughout the property. It is currently subdivided into 6 main paddocks and 2 holding yards. Feeding: Located adjacent to the cattle yards is a 40T Grain storage silo that feeds an operational roller mill with the final product feeding into a 5T Hopper. WATER: The property is well watered with both pipeline water allocation and tank water, a 2 megalitre stock and domestic water allocation feeds into a 150,000 litre storage tank, which then gravity feeds throughout the property servicing troughs. A pressure pump is also equip to the tank connected to taps surrounding the homestead and sheds. There is 206,000 litres of rain water storage off the homestead and enclosed machinery shed, servicing both the home and the separate accommodation. Power/ Property Surveillance System: While still having full access to mains power the property is also serviced by a 15kw Hybrid Solar System with battery storage, a 10kva Diesel generator is also connected as a 3rd backup power source. The property is also equipped with 4 Land Watch Australia property monitoring cameras throughout the paddocks. REMARKS: This is a rare opportunity to purchase a property of this size within close proximity of Emerald, Tobermorey offers rural lifestyle with productivity for either Horse or Cattle enterprise having access to adequate water supply. While also having well maintained infrastructure strategically set off the main road for quiet rural living. Inspections are highly recommended.