

524 Quinalow Peranga Road, Peranga, Qld 4352



Other For Sale

Wednesday, 1 May 2024

524 Quinalow Peranga Road, Peranga, Qld 4352

Bedrooms: 3

Bathrooms: 3

Area: 152 m2

Type: Other



Matt Cleary
0428987340

Auction

Location: With bitumen frontage to Quinalow Peranga Road and also gravel frontage on the western side of the property, "Sweet Acres" is located approximately 70km north west of Toowoomba, 5.5km to Quinalow, 42km to Oakey and 50km to Dalby. Services: 3 phase power, 5 day mail, school bus service at front gate to Quinalow, garbage service at front gate. RPD & Area: Lot 2 on SP332448 = 152.5572HA (377 acres approx.) Rates: Approximately \$1,131.32 per half year Country: The property "Sweet Acres" is predominately undulating softwood scrub of brigalow and bottle tree country with areas of iron bark and chocolate to lighter loamy soils. Originally approx. 100 acres was cultivated of which currently 15 acres is farmed. About 270 acres of the property is now planted to improve pastures, including Reclaimer Rhodes, Gatton Panic and Buffel grass. Water: "Sweet Acres" is watered by a stock and domestic bore drilled 2019 approx. 108 meters. Standing water level 30 meters, pump tested 2,450gph pumping 1,000 gph at tanks. Equipped with 3 phase electric submersible reticulated to 2x5,000 gallon poly tanks and 8 troughs. Further unequipped bore. There are 5 dams, 2 of which have never been dry. Fencing: The fencing is all stock proof 4 & 5 barb with mainly steel posts, with 60 acres fully enclosed exclusion fencing. 10 main paddocks, of which 3 are within exclusion fencing. The balance is mainly steel posts and beef rail assemblies and 5 barbs. Extensive laneway system back to the yard complex and holding paddocks x 4. Cattle Yards: New steel cattle yard with forcing yard, "Bordin Bros" vet cattle crush with scales and monitor set on concrete slab, powered lighting undercover crush area plus steel loading ramp. The yards consist of 7 main yards (designed to handle 100 head) and water is connected. Improvements: Residence - Completely renovated 3 years ago, 3 bedroom, 3 bathroom modern family home set on timber and steel stumps, timber external walls and iron roof. Features include: Modern kitchen with 5 burner gas stove, electric oven, built in SMEG dishwasher, soft close cupboard drawer, Caesar bench tops and breakfast bench. The kitchen opens to a formal dining with reverse cycle air conditioning and ceiling fans. Spacious family/living area with reverse cycle air conditioning. Vinyl planks throughout living and bedrooms and tiled in wet areas. Main bedroom has reverse cycle air conditioning and a ceiling fan. Walk through robe to ensuite with double shower, double vanity and separate toilet. The main bathroom has a shower, bath and toilet. Tradesman bathroom has shower, vanity and toilet. Office and laundry area. Wide all weather verandah on 2 sides with complete rolldown privacy screens. Attached to house is a lockable storage shed, 2 car open garage with concrete floor and power. Dog pens all neatly presented. The house is set in a park-like elevated garden setting with 2 x 5,000 gallon poly tanks with pressure pump and gas hot water. Huge lockable machinery shed/workshop - 36.8x24m 6 bay steel frame fully enclosed with 6 x electric roller/shutter doors and 3 phase power. 6x12m racking plus pallet racking. Concrete floor over 5 bays (as new). 4 x 5,000 gallon rainwater tanks, gravity fed to house, 20kw solar system on roof. Includes 25KVA generator set up on trailer with diesel motor, fully wired for mains power. Hay Shed - 12x24m (as new), 3 phase power to box, steel portable frame enclosed on 2 sides. Shed - (6x12m) 24.5x6m steel post uprights, skillion construction enclosed on 3 sides, good condition. Silos - 1 x 63 tonne "Grainmaster" silo with aerator on concrete. 1 x 8 tonne seed silo with aerator plus 3 power connected and lighting. Container - 1 x 40 container. Other improvements include tidy 2 x chook shelters and garden shed on concrete slab. "Sweet Acres" is a show winning stand-out property, with extensive development of country and improvements in the last 5 years. Inspections will impress as all the hard work is done. Nothing more to spend at "Sweet Acres". Matt Cleary - Ray White Rural Toowoomba - 0428 987 340 Paul O'Sullivan - O'Sullivan Auctions - 0400 910 088 AUCTION DETAILS: 31st May 2024 from 11.00am The Rock, 520 Ruthven Street Toowoomba Can't attend in person? Watch the auction online! <https://raywhitetoowoomba.com/watch-our-auctions-live>