

**555 Cronin Road, Linthorpe, Qld 4356**



**Mixed Farming For Sale**

Thursday, 15 February 2024

555 Cronin Road, Linthorpe, Qld 4356

**Bedrooms: 3**

**Bathrooms: 1**

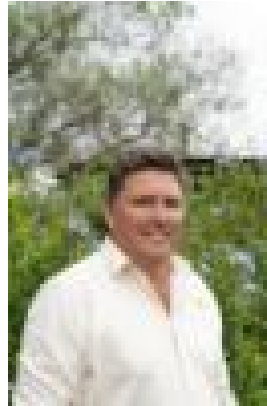
**Parkings: 2**

**Area: 63 m2**

**Type: Mixed Farming**



James Croft



James Arthur  
0438347330

## Auction

Situated approx. 17kms to Pittsworth township; 39km to Toowoomba City. School bus running past front gate, private school bus available from Southbrook Township, mail delivered 5 days a week at present. Bitumen road frontage. Current ownership 65 years. Area: 2 Titles - 156 Acres Lot 1 RP50491 - 5.18 Ha (12.7 acres) Lot 162 AG954 - 57.96 Ha (143.2 acres) Total Area - 63.14 Ha (156 acres) Country: 5 paddocks, mainly Rhodes grass, Qld Blue and Bambatsi Water: • Bore equipped with solar pump, approx. 1700 gallon per hour, approx. 400ft deep • 2 x 5000 gallon tanks on bore • 1 x 5000 gallon tank on truck shed • Home on rainwater, toilet on bore water Fencing: Timber post with steel picket between, with barb and plain wire, electric around majority of boundary fencing. Round yards: • Steel cattle yards, under cover vet crush, timber loading ramp Sheds: • Domestic besser block double garage with 2 manual roller doors, power connected, with a dog pen connected to the house yard • Truck shed, 10m x 15m, steel frame, corrugated iron on 3 sides, open at front, no power connected, dirt floor • Ex chook sheds, 21m x 38 m, combination of steel and wooden frame, corrugated iron on 3 sides, power connected, dirt floor • Ex piggery, concrete base, besser block, currently used for horse stables, 5 stalls which could accommodate additional stalls if required with a walkway between • Storage barn elevated (timber stumps), 14m x 5 m, corrugated iron, power connected • Old shed, timber frame, corrugated iron, double doors 1 end, with additional side entry, small area concreted Additional improvements: • 4 concrete troughs • 2 silos, unused • 2 fuel tanks Residence: Modest 3 bedroom weatherboard residence approx. 64 yrs old, has been extended to accommodate an enclosed front patio and the rear family room. • Separate lounge room with ceiling fan • Separate kitchen, original cabinetry, upright electric stove, cabinets built in former woodstove recess, ceiling fan and oil heater • Separate living room between kitchen and front patio room • Original bathroom with bath only and vanity - 2 way entry • Double size master bedroom with ceiling fan and built in robe • 2nd bedroom, good size with ceiling fan and built in robe • 3rd single sized bedroom, will fit a double bed • Laundry located in the spacious rear enclosed outdoor family living room with built in storage. With current ownership spanning 65 years, this property offers a rural lifestyle with an abundance of water and pastures close to town. The sturdy residence has been well maintained, and is now ready for someone to make it their own. A tightly held farming / lifestyle property located in the fertile and picturesque Linthorpe Valley, with multiple opportunities to appeal to many.