

6 Garth Road, Aubigny, Qld 4401

Sold Other

Saturday, 19 August 2023

6 Garth Road, Aubigny, Qld 4401

Bedrooms: 3

Bathrooms: 1

Type: Other

Contact agent

Situation: 40 km Toowoomba, 9 km Oakey & 32 km Pittsworth. Facilities: 240V rural power, school bus to Oakey at gate, broadband satellite TV, 5-day mailservice, wheelie bin service. Area: 32.38 Hectares - 80 Acres Country: Runs from soft black soil flats gently rising to reddish brown Coolabah shaded ridge grazing country. Cultivation: Approximately 48 acres of cultivation available if required, nil at present. Water: 2 Equipped bores. No. 1 Bore equipped with windmill approx. 36m (6 lengths of pipe) deep, supplying 2 x 5,000* gallon poly head tanks, water is gravity fed to the numerous watering points and house yard. Irrigation: 26meg license, equipped bore via electric start Deutz DSL engine and pump. 90m deep pumping approximately 6,000GPH. Water is pumped to the windmill pipeline which supplies 2 poly head tanks on the hill. Fencing: Subdivided into 7 paddocks, mix of electrified boundary with some ring lock & hinge joint. Homestead: Spacious Queenslander, circa 1906. Restumped on adjustable steel stumps. Features 3 Bedrooms plus sleep out, master with ensuite & walk in robe. The Kitchen is spacious and fitted with a delightful Tasmanian Oak kitchen. Which has electric stove, combustible wood stove and dishwasher. Office/storage area is adjacent to the Kitchen. Living areas lead onto the verandah which offer views over the property. Air conditioning consists of 3 split a/c units plus 2 wall a/c units in the children's bedrooms. Improvements: 80' x 35' Machinery shed with gravel floor, workshop with 30' x 12' skillion, tractor shed attached. 40' x 24' 3-sided hayshed 27' x 15; floored barn on stumps. Solar system, 2.09KW with 2.5KW inverter. Stables with walk in, walk out, day yards. Dog kennels with large runs (ex-dairy shed). Hardstand area: The sellers have spent a considerable amount of money building a large hard stand area currently used for the storage of numerous Trucks, Trailers, B/doubles and road train combinations. This area is perfect for those who need a large area for building or storage requirements. Remarks: 'Rawbell' is a very well positioned property that has frontage to the B/double/road train rated Oakey-Pittsworth Road. Couple this with the improvements, Irrigation license, 2 bores and soil type, makes this a property suited to a variety of uses.