

# 60 Bougainville Street, Roseneath, Qld 4811



## Acreage For Sale

Friday, 12 April 2024

60 Bougainville Street, Roseneath, Qld 4811

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 4 m2

Type: Acreage



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## Offers from \$3,500,000

THE PROPERTY OFFERS "MEDIUM IMPACT INDUSTRY ZONING" Zone: • Accommodates a wide range of industrial uses, including manufacturing, transport, storage, and other uses which require larger sites in locations separated from sensitive land uses. Roseneath medium impact industry precinct: • Medium impact industries, including those with a transport and logistics focus, occur in the precinct. Examples on intended Development: • Food and drink outlet • Low impact industry • Medium impact industry • Research and technology industry • Service industry • Transport depot • Warehouse

The opportunities are endless with this 11 acre (approx.) property set on 3 titles 11, 12 & 2 which includes 5 fully fenced paddocks, four bedroom home with a massive out-door deck & entertainment area, 5 bay, 35 mtr long (approx) large industrial shed, plus a separate shed to house the vehicles with large office/ granny flat & extra toilet, inground pool, tennis court and extra self-contained 2 bedroom & 1 bedroom dongas with shower & toilet which could be rented out or used as workers quarters. • Large four-bedroom home with en-suite, built-in cupboards & fans. Extra storage cupboards to the Master bedroom, plus access to one on the rumpus rooms • Spacious kitchen with gas cooktop, electric oven, microwave space, and good overhead cupboards storage & dishwasher • Massive open plan kitchen, dining & living areas kept cool with ceiling cartridge air-conditioning • The family bathroom & en-suite shower are big & come with walk-in shower recesses • Bi-fold doors open right-up to one of the biggest hardwood timber decks, covered entertaining areas you have ever seen. • The entertainment area features a built-in kitchenette with B-B-Q, sink, cupboards, stunning polished timber tables and overlooks the massive in-ground pool. A new shade sail has been ordered for the pool • YES, EVERYTHING IS MASSIVE, EVERYTHING IS BIG WITH THIS PROPERTY!! • 5 Separate fenced paddocks all with cement troughs • Irrigation to main house, 120,000 litres water tanks • Extra 75,000 litres water tanks on the third block • Pumping rights to the creek with current licence plus a working 3 HP submersible pump • Large 2 bay shed with extra car port & a large air-conditioned office with an extra toilet installed • The large industrial size shed is approx. 35m L X 6.4m H X 14 m W & features 3 PHASE POWER on posts • Three phase power to both sheds – extra 4 bay carport • Main front gate entrance has remote "key pad" lock security. • Three separate gate entrances to the property, one for each lot. The second front large (BUSINESS) gate allows entry for semi-trailers, heavy machinery/ vehicles • 10 k/w solar plus bonus generator backup for those "blackouts" • Three separate power boxes for each lot- if you are looking to split lots up • The current owner has previously had approx' 10 head of cattle & 25 sheep on the property at varying times • One council rates notice in total for all lots

Please email Terry Cochrane or call me for more information for this property