

**69 Greenhalgh Road, Bells Bridge, Qld 4570**



**Sold Other**

Monday, 14 August 2023

69 Greenhalgh Road, Bells Bridge, Qld 4570

Parkings: 14

Area: 96 m2

Type: Other



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**\$1,400,000**

This high quality 239-acre property sits pride of place on a quiet no through road less than 1 km directly off the Bruce Highway, just 10 minutes North of Gympie. Literally 5 minutes away from the new Gympie Bypass on ramp making it both quick and convenient travel to the Sunshine Coast and Brisbane. Due to its rich and fertile, red sandy loam and forest soils, this property was formerly utilised for growing a selection of small crops in the past however is now planted with improved pastures of Rhodes Grass and Green Panic throughout. The property has a gentle aspect with soft contours and implemented drainage directing all runoff towards the dams ensuring maximum capture and containment of any excess water. There are 3 impressive irrigation dams with one being spring fed and all capable of pumping from one to the other. Two electric irrigation pumps are set in place, one 45kw and the other 20kw pumping water through 8" underground PVC mainlines to 9 strategically placed hydrants ensuring water is available to all paddocks. A large section of new 5 strand barb wire fencing has just been installed toward the front half of the property while the remaining fences are in good order. There is a crucial all-weather road from the front of the property all the way to the rear, made from gravel sourced directly from the property, making it easy to access pump sites and sheds at all times plus there is a convenient hard stand area outside the shed for practicality. Excellent infrastructure includes an immaculate 24x12m 4 bay, high clearance Zinalume shed with two 4.5m high remote controlled roller doors and 2 open machinery bays with 3 Phase power connected and led lighting throughout. The second 9x9m zinalume shed is fully lockable, has power connected, full concrete flooring and comes complete with 2 roller doors, one privacy door and has a further 5x5m attached awning, housing a retired cold room for extra storage. A total of 18,000 gallons of rainwater is captured via three tanks, of which two are placed on concrete slabs. There are multiple house sites to choose from with outstanding views of the Glastonbury Mountains and beyond while a portion of land towards the rear of the property has a mixture of Spotted Gum, Bloodwood, Yellow Stringy and Ironbark which could be harvested or utilised within your build in the future and serves as a privacy screen to any neighbouring properties with not a neighbour in sight! This property is immaculately presented and meticulously cared for. It has the structure and foundations to build something even more special and will appeal to an array of buyers whether it's cattle, cropping or just a luxurious lifestyle opportunity.

Summary

- High quality 239-acres (96.89ha) no through road, 1 km off Bruce Highway, 10 min North of Gympie
- 5 minutes from new Gympie Bypass, quick & convenient travel to the Sunshine Coast and Brisbane
- Fertile, red sandy loam & forest soils, ex small crops, improved Rhodes & Green Panic pastures
- Gentle aspect, soft contours, implemented drainage redirecting and containing excess water runoff
- 3 large irrigation dams, 1 spring fed, capability pump one to other, 18,000 gallons rainwater storage
- Two electric irrigation pumps - 45kw & 20kw, 8" underground PVC mainline, 9 hydrants throughout
- 24x12m high clearance shed, 4.5m high remote roller door x2, 2 open bays, 3 Phase power, LED lights
- 9x9m powered, zinalume shed, lockable, concrete floor, 2 roller doors, 1 privacy door, 5x5m awning
- Sections of new barb wire fencing, Spotted Gum, Bloodwood, Yellow Stringy & Ironbark throughout
- All-weather Rd front to rear of property - gravel sourced directly from property, concrete loading pad
- Multiple house sites, outstanding views of the Glastonbury Mountains and beyond, private location

Contact Marketing Agents Craig Mellor on 0411 289 333 or Natalie Mellor on 0429 898 555 for further enquires or to arrange your inspection now. All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.