

707 Bilwon Road, Bibbohra, Qld 4880

Lifestyle For Sale

Tuesday, 21 May 2024

707 Bilwon Road, Bibbohra, Qld 4880

Area: 9 m2

Type: Lifestyle



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Auction

Situated on the Barron River only 15 minutes to the township of Mareeba is this 9.43 Ha (23.3 Acre) property with a 10 mega litre, Sunwater water allocation currently being used as a horse spelling facility and for hay production. This property also has potential for other income streams with its multiple accommodation buildings.

HOUSEThe main house has 4 generous size bedrooms all with built in wardrobes, high ceilings and air-conditioned throughout with ceiling fans in all rooms. The spacious kitchen has a large island bench with plenty of storage space and is equipped with a gas cooktop, electric oven, microwave, rangehood, large walk-in pantry and fridge. Adjoining the kitchen is a large open plan dining and lounge area which leads into a library and day room. The bathroom and laundry is centrally located in the house with an office area in the laundry. You can sit back and relax and enjoy the tranquillity of the property in one of the three entertainment areas one of which is fully enclosed with a pool table. The full-length veranda allows access to three of the bedrooms. To the front of the house is a 6 car carport.

The three bedroom cottage has been fully renovated with new tiles throughout a new kitchen, bathroom and gas stove installed. One bedroom has built ins. There is an outdoor patio/carport area and a 5kw solar system installed which supplies both houses. A back up generator has also been hard wired to power. The 8m x 3m Guest Quarters/Office is air-conditioned with an undercover patio and pathway linking it to the main house. There is also a 9.5m x 3m relocatable caretaker quarters located near the sheds with shower, toilet and air-conditioning and new outdoor covered veranda. All three of these buildings have air B & B potential.

SHEDSThe main 15m x 18 m 6 bay shed has 3 phase power and a 5kw solar system. A 3-phase air compressor, chain hoist, bench grinder, tool bench and storage shelving are listed with the sale. The 4-bay hay & machinery shed is 10m x 28m and located at the end of the shed is a relocatable chemical storage container.

STABLES & PADDOCKS• 7 horse boxes all 10m x 4m with water only 24 months old. • Washdown area 10 x 4m. • 20 Ft storage container used for feed and saddlery. • 6 Horse paddocks all with shelter and water and fully fenced with cattle rail. • The 17 Acre hay paddock has potential to produce 120 4x4 bales per cut and can be cut multiple times per year.

EQUIPMENT LIST• John Deer 4wd 5720 tractors with loader bucket and forks • Square hay baler - New Holland • 75 Hp Irrigation Pump • 80m Rain Safe boom irrigator • Yamaha Quad bike • Bondioli & Paves 3100 Slasher • Fertilizer Spreader • Honda Fire Fighter pump • Air Compressor • Bench Grinder • Chain Hoist • Zero Turn mower - Kohler • Paddock Level • Ford 5000 Tractor recently serviced. • The 5-inch submersible pump can run 7 sprinklers. All equipment included in the sale is on an as is where is basis.

The 10 mega litre water allocation is supplied by Sunwater. The gardens have been fitted with underground irrigation with pop up sprinklers. Don't miss your chance to own this piece of paradise! Be sure to register your interest and secure your spot at the upcoming auction. Contact us today to schedule a viewing and start envisioning the possibilities for your new lifestyle property at 707 Bilwon Road.