

72 Toscavale Road, Black River, Qld 4818

Sold Acreage

Friday, 6 October 2023

72 Toscavale Road, Black River, Qld 4818

Bedrooms: 3

Bathrooms: 3

Parkings: 15

Area: 39 m2

Type: Acreage



Jools Munro
0422995139



Craig Allom
0422995139

Contact agent

Amazing land opportunity, great water sources, great paddocks, great location, great livestock yards, generous shed (aka enormous), great diversity of purpose for this home and land - Please - Ask us for all the information we have sourced ! Over 38 Years of the sellers creating a life, lifestyle, income, raising children, fulfilling relationship goals, building significant infrastructure - It is now your turn ! On the website you have located this property on : Please click on the link for the virtual tour of the homestead: Please click on the Floor Plan of the homestead: Please do reach out to Jools Munro or Craig Allom, Explore Property Munro & Co as we have obtained multiple documents regarding: water sources, TCC council builders plans and so much more. Facts : • two dams on the property • generator 16.5KVA - nestled next to the homestead - • homestead roof has been recreated, new ridge capping approx 6 months ago • 20 Panels of solar for energy costs reduced • solar Hot water + booster • fireplace is fully operational • 3m veranda's surround the homestead - stamped concrete surface, steel poles, under one roof line • Scott's Blocks (local icon block provider) have been utilised for exterior (shows interior) structures Homestead Lifestyle : • phenomenal storage in the hallway exceeding 6 floor to ceiling cupboards • 3 metre surrounding veranda prevents the sun from hitting the home, high internal ceilings - the house is naturally cool • front of the house is south facing • elevated portico roof parking at the front of the home will shade large vehicles • grey water from the laundry, sink is plumbed to the house yard + septic tank at rear of the home Significant Renovation 2016 includes : • when retirement presented itself to the family matriarch... change, upgrades and so much more was enhanced • all new floor tiling • veranda under ceiling painted approximately July 2022 • repainted internally inside throughout • renovated bathrooms (ensuite & main bathroom with quality fittings and fixtures) • renovated laundry with overhead cupboards, under bench cupboards and plenty of room for washing machine & dryers • rewired electrics for lighting, fans and so much more • stunning kitchen including : stone bench-tops, electrical appliances, phenomenal storage, island bench with breakfast bar • repainted veranda ceilings surrounding the homestead • Stencil Crete all surfaces on the 3 metre veranda Water Sources • bore water is brilliantly clear and abundant • Grundfos Pump 13 Stage Bore • 40 psi pressure of amazing water for the homestead from two tanks • two (2) tanks are elevated over 6.5m • tanks will be topped up by bore • sellers have never purchased water for their family or land requirements • two dams on the property - one providing spectacular views when water is present whilst entertaining Shed • 400+ Square Metre size ++ • workers bathroom features toilet (2 x septic system in place) • 8m to the apex of the shed • 4.5m clearance for shed doors • 3 phase power • single phase power • sincerely - think super sized industrial designed shed • fully functioning shower, toilet, wash cabinetry (bathroom) inside the shed Livestock Yards: • 5 stock yards with quality steel fencing, elevated steel shaded stalls (cooler) , wash down bay, sand rolling pits, various sized spelling yards • abundance of reclaimer rhode grass • Bowen & E2R2 Mango trees (approx 100) Documents available : • original builders files are available via electronic link • smoke alarm compliance • townsville city council files for building • rates and insurance information • independent building and pest inspection reports Jools Munro, Craig Allom & Errol Munro are so proud to be assisting the property owners bring this lifestyle, home, business, livestock, cropping opportunity to you. This stunning acreage property offers a peaceful and spacious retreat for those seeking a rural lifestyle.