

76 Mount Chalmers Road, Cawarral, Qld 4702



Lifestyle For Sale

Saturday, 11 May 2024

76 Mount Chalmers Road, Cawarral, Qld 4702

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 40 m2

Type: Lifestyle



Jazz Cullen

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Expressions of Interest closing 7th of June

Welcome to one of the most productive acreage blocks on the Capricorn Coast market. This stunning property not only offers the quintessential acreage lifestyle, but also presents lucrative income streams from hay production and cattle fattening. Currently producing 300 plus Rhodes bales per year, you have the flexibility to sell to the local market or maximise the block potential by ensuring drought proofing with your own hay supply. The 3 bedroom home oozes warm country charm with a lovely entertaining area perfect for large family gatherings and entertaining. A granny flat (STCA) also caters for the teenagers retreat or as a visitors lodge. Several sheds will provide shelter to all your prized possessions and machinery, with good height clearance for caravans, tractors and boats. Homestead features: • 3 spacious bedrooms, main with walk in robe • Timber floorboards throughout • New modern bathroom • Air conditioning • Large patio - perfect for family gatherings/entertaining guests • Outdoor spa bath

Country: • 100 acres all cleared, improved with Rhodes grass and humidicola grass • Dam paddock fenced and sheep proof • Fenced into 4 paddocks for rotational grazing • 4 strand barb with ironbark posts in great order • Will run 50 head - currently destocked due to sale • Produces 300 plus Rhodes round bales per year

Sheds and Infrastructure: • 6m x 6m carport • 16m x 16m machinery shed • 6m x 16m workshop with cold-room attached • 20m x 9m hay/machinery shed • 6m x 6m shed/carport connecting to granny flat • Chicken house • Cattle yards

Water: • 2x spring fed dams • Seasonal creek • 3x rain water tanks

Location/Schools: • Primary school and local shop 4 minutes • Yeppoon 15 minutes • Rockhampton 20 minutes

Machinery list for sale available upon request.

Embrace the assurance of sustainable agriculture while enjoying the best of rural living on this exceptional property.