

79 Hallam Road, Nine Mile, Qld 4702



Sold Acreage

Monday, 14 August 2023

79 Hallam Road, Nine Mile, Qld 4702

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 45 m2

Type: Acreage



Netty Wendt

\$960,000

Located at the end of a quiet, gravel road, you enter the 112 acre* property of strong, fertile, country boasting a good bore with 25ML irrigation licence and 1.2km* of frontage to Neerkol Creek via the tree lined driveway running beside Blue Gum flats to your right. A little further along on the left is the majority of the equine infrastructure which includes:

- Undercover Arena - 35m x 35m under roof with lights. Includes a 25m x 25m arena, 7 stables, parking and upstairs viewing platform
- Round Yard - 45m diameter
- 8 bay Horse Walker
- Set of 4 undercover stables with connected day yards
- Small amount of work for you to do to complete the 3 Stallion yards and stables that have been started.

Nestled in between some beautiful big shade trees, is the comfortable and uncomplicated, 1 bedroom home, boasting a great timber deck to sit back and relax on at the end of a long day or night. As you walk out the back door through the fully covered, concreted breezeway you will find a 3 room donga, originally set up as a home saddlery business, but easily converted depending on your needs. Behind the home is a 9m x 13m shed of timber and iron construction with concrete floor. There is a horse vet crush located inside this shed as well as sink, toilet and shower. In recent years the property has been running 30 head of cattle plus 10 horses. Internal fencing is predominantly electric and the boundary is predominantly timber and barb with some electric. Not that there would be too much more you need but the property is located a snappy 8km to Gracemere with Primary Schools, Doctors, Veterinary Surgery, Produce Store and Woolworths or 16km to High Schools, University or Hospital in the major regional centre of Rockhampton. Make sure you take the time to check out 79 Hallam Road, Nine Mile. GST may be applicable to this sale.