

795 Forest Plain Road, Allora, Qld 4362



Realty

Cropping For Sale

Saturday, 27 April 2024

795 Forest Plain Road, Allora, Qld 4362

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 32 m2

Type: Cropping



Mark Mauch
0419519979

OFFERS OVER \$1,100,000

Southern Downs Realty Warwick and Nutrien Harcourts Clifton are proud to bring to market, 795 Forest Plain Road, Forest Plain, just East of Allora. Homestead • Floor area of approximately 213 square metres including an open verandah of approximately 34 square metres set atop timber stumps • 4 Bedroom, clad timber home with a glorious open verandah with East and Southerly views. • Main bedroom with a partially completed ensuite (plumbing in place, tiles yet to be done), carpet floors, air conditioning, ceiling fans and a floor to ceiling built in cupboards • Bedrooms 2, 3 and 4 are all of generous size with carpet floors • Family living/dining room is adjacent to the kitchen and has large servery windows, a built-in pine book case, carpet floors, vertical blinds, air conditioner and a slow combustion wood heater • Additional living/media room with air conditioning and ceiling fans • Kitchen: Breakfast bar dining options, good storage cupboards, dishwasher, 2 bowl stainless steel sink, four Blanco 4 burner gas cooktop with electric oven, range hood • Small room suitable for a day bed or additional freezer space just off kitchen and living room. • Bathroom: Separate bath, shower, and vanity. • Separate toilet. • Internal Laundry • Large, paved Alfresco dining and entertainment area • Car accommodation is provided by a 3 bay 8m x 7m steel lockable shed Services: • Internet: 4G wireless, Satellite NBN connection available and a school bus service to Allora Water: • Water is provided by rainwater catchment of 32,000 litres and a Bore. • Bore water holding tanks of an additional 32,000 litres Outside infrastructure: • Hay Shed of approximately 10m x 9m on an earth floor • Powered (single phase) Workshop/Machinery Shed of 3 bays 12m x 11m including one concrete bay and two earth floor bays and a mezzanine floor storage area. • Machinery Shelter approximately 7m x 6m on an earth floor Silos: • 100 tonne galvanised steel silo on concrete base • 45 tonne galvanised steel silo on concrete base • 50 tonne galvanised steel silo on concrete base Cattle Yards: • Steel cattle yards, steel loading ramp and cattle crush Fencing: • Stock proof boundary fencing with sheep netting, split into four paddocks. • One paddock has a heavy body of improved pasture grass at present. • The main grazing area is former cultivation returned to grass. • Another paddock has a crop of oats. ****The Western and Northern boundary of the block will be upgraded to new fencing on sale of the property. • Soil type is self mulching chocolate clay soils Rainfall: Long term average rainfall of 750 mm. Rainfall measured to date, 1 January to 18 April, 2024 is 338 mm. For more information and to book in a private inspection, please contact Ian Brady 0417 077 293 or ian.brady@nh.com.au or Mark Mauch from Southern Downs Real Estate 0419 519 979 or mark@sdrealty.com.au