

**8074 Bunya Highway, Kumbia, Qld 4610**



**Cropping For Sale**

Friday, 12 April 2024

8074 Bunya Highway, Kumbia, Qld 4610

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 4 m2**

**Type: Cropping**



John Allery

0741621620

**\$519,000**

Located on the outskirts of the idyllic town of Kumbia, this 10.4 Acre property is on 2 titles (Titles can be sold separately) is rich red volcanic soil. Currently growing improved pasture for hay production. (Rhodes, panic, lucerne and clover) The cladded home is older and would make a fantastic home with renovations. The stumps have been replaced with better brick stumps and the roof is in good condition. The home has 3 good sized bedrooms in the home. There is a 4th bedroom or great rumpus room at the rear of the main home. There is a good-sized lounge room plus an enclosed sunroom. The kitchen is older but is a good size and could be easily remodelled. The upstairs contain an older bathroom with handheld shower. Down the 3 steps the laundry is situated, plus the separate shower and toilet. There is a large double carport attached to the home. There is also a large 2 bay shed located close to the home. Enclosed 3 sides and very solid hardwood frame. The bore is approx. 90 feet deep and pumps about 800 gallons per hour. (the bore will be fitted with a new submersible pump as the last pump had lightning strike) There are many fruit trees. The home is equipped with solar power. 14 panels in place. The property could be used for small crops or runs some horses or a few cattle. Or left as it is and sell hay to the local cattle producers. The property is in great position to the Kumbia showgrounds, gold course, and racecourse. An easy walk to the local hotel, butcher and fuel station. For an inspection, please call John Allery on 0427 376 993