

# 85 Wards Lane, Theebine, Qld 4570



## Sold Lifestyle

Monday, 11 September 2023

85 Wards Lane, Theebine, Qld 4570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 16 m2**

**Type: Lifestyle**

**\$1,000,000**

Escape to your own private paradise on this stunning 40-acre (16.19 hectare) property in Theebine, Queensland. This picturesque and peaceful oasis is the perfect place to create your own self-sufficient haven, graze cattle, or keep a few horses. With top-quality volcanic soils, a total of 8 fenced paddocks, and pastures consisting of mainly rhodes, blue grass & kikuyu, the possibilities are endless. Water is secured by three large dams, located through the middle of the property with good catchment from the Gunalda Mountains. Dam water is pumped to a 20,000-gallon header tank and gravity fed to 7 separate concrete water troughs throughout the property, ensuring that all paddocks have ample water supply either via trough or dam. There is a quality set of steel cattle yards in place with vet crush, head bail and loading ramp for ease of management. The property is currently carrying 35 head of cattle with support growing extra feed from the established irrigation with 6 hydrants already set in place. Other impressive infrastructure on this property also includes a high clearance 16x12m "Ranbuild" powered shed with partial concrete floor, plus two large sheds for machinery and hay storage, and two free-standing double carports on concrete bases. There is a total of 15,000 gallons of rainwater storage available to the home with a further 10,000-gallon tank located at the shed which could also be utilized for the home if required. The family home itself is a true gem, featuring four large bedrooms plus an office, all with polished timber floors and ceiling fans. The main bedroom boasts a beautiful bay window, air conditioning, and its own ensuite. The centrally located lounge is the perfect spot to relax by the fireplace, while the kitchen features a charming combustion stove, a lovely bay window with lots of natural light, and plenty of storage, including a walk-in pantry. The main bathroom features stained glass casement windows, a single vanity, shower, toilet and a free-standing bath. One of the standout features of this property is the large 10x4m under-covered rear deck off the kitchen, offering stunning views of the dams and surrounding mountains towards the rear of the property. There is also a second 6x5m screened verandah, perfect for enjoying the peaceful atmosphere. This property has everything you need to create the ultimate lifestyle. The house roof has just been recently replaced and a new 6.5kva solar system has been installed. There's even a veggie garden, chook run, and a fully fenced dog pen. With well-established gardens and mature shade trees, this property truly is a nature lover's dream. Ideally situated on a no-through road, just 5kms to Gunalda, with easy access onto the Bruce Highway and only 25 minutes to Gympie. This property offers the perfect balance of seclusion and convenience. Don't miss out on this once-in-a-lifetime opportunity to create the lifestyle you've always dreamed of.

**Summary:**

- 40-acre (16.19 ha) property in Theebine, 25 minutes North/West of Gympie
- Rich volcanic soils, 8 fenced paddocks, rhodes, blue grass & kikuyu pastures
- Quality steel rail cattle yards with vet crush, head bail and loading ramp
- Three dams, 6 hydrants, 20,000-gallon header tank, 7 concrete troughs
- 15,000 gallons rainwater storage at home, 10,000 gallons nearby shed
- 16x12m powered shed plus two large sheds for machinery/hay storage
- Two free-standing double carports - concrete bases, small garden shed
- Four bedroom, 2 bath home, office, fireplace - polished timber floors
- Kitchen features combustion stove, plenty of storage, walk-in pantry
- Main bathroom - single vanity, shower, toilet and free-standing bath
- Large 10x4m rear deck, 2nd 6x5m screened verandah - stunning views
- New roof, new 6.5kva solar system, veggie garden, chook & dog run

Contact Marketing Agents, Craig & Natalie Mellor on 0411 289 333 or 0429 898 555 today to schedule an inspection! All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.