

994 Leafgold Weir Road, Dimbulah, Qld 4872

Horticulture For Sale

Sunday, 26 May 2024



994 Leafgold Weir Road, Dimbulah, Qld 4872

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 54 m2

Type: Horticulture



Mareeba Property Office

\$1,350,000

Situated on the western side of Dimbulah, this 54.2 rural land parcel with a 70ML water licence from the Walsh River and arable soil types is on the market for the first time in decades. Currently a semi lifestyle property with 500 producing Kensington Pride mango trees, large storage dam, a family-size residence, tobacco barns and bulk storage shed, here is an opportunity for new owners to continue with the mango orchard and if desired, expand the business by diversifying into other cropping options. With plenty of vacant, useable farming land, there are no boundaries to future potential for this address. There is no doubting that life on the land brings with it a host of lifestyle attributes. This farming property benefits from absolute frontage to the Walsh River where there is a choice of camping and swimming spots. Views of the surrounding mountains and countryside can be enjoyed and with no close neighbours, privacy is assured. Dimbulah has a great climate suited to horticulture and other cropping ventures. Property features include:

- 54.2 hectare land parcel with arable soils
- 70ML Walsh River water licence
- 500 producing Kensington Pride mango trees
- Underground mainlines & under tree sprinkler system
- Large water storage dam, pump & motor
- Tobacco barns, veranda & storage sheds
- 4 bedroom masonry block home + 1 bathroom + 1 car garage
- Renovated, modern kitchen with plenty of storage and workspace, dishwasher, rangehood, electric stove with oven
- Spacious, tiled rumpus room with ramp and stair access up to the kitchen and out to the patio
- Open plan kitchen, dining and lounge room
- Ceiling fans, some air-conditioning
- Large rear veranda utilised as an undercover entertainment area (shade sails)
- Assortment of well-maintained fruit trees and gardens surround the house
- Rainwater tanks
- Bitumen road access
- Power, internet & phone connected

If expansion of an existing enterprise is the plan or there is a new venture in the midst, an inspection is highly recommended to fully appreciate the attributes of this property and the lifestyle here. Mareeba Property Office wishes you every success in your property search. If you would like further information or to arrange an inspection of this property, please call or email us today.