

**1 Bartel Road, Caboolture, Qld 4510**

**Mixed Farming For Sale**

Thursday, 13 June 2024



1 Bartel Road, Caboolture, Qld 4510

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 7 m2**

**Type: Mixed Farming**



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## Offers Over \$2,800,000

This 18.1-acre property located on the outskirts of Caboolture is primely positioned for anyone seeking a tranquil lifestyle looking to immerse themselves in the rural or equine scene. Gently sloping land, with sweeping views of neighbouring farms, and the D'Aguilar mountain range, this acreage block will not just capture the attention of buyers in the equine sector, but also those seeking fertile land to cultivate and farm. Built in 2017, the residence exudes a young and modern feel. Ducted air conditioning throughout. A stunning kitchen with butler's pantry. The master bedroom with walk-in robe and large ensuite is located separately from the other three bedrooms. You will love spending time in the outdoor entertainment area, enjoying the peace of rural living, watching the last rays as the sun dips down behind the hills. Stunning! For the horse enthusiast this property is a dream. Flood free, it has been purposely designed with horse welfare as the priority. Stud / breeding, spelling, boutique agistment, or simply keep it for yourself - it has boundless opportunities! With premium equine safe fencing across the entire property, a purposed built outdoor 60x20m sand arena, a 23m x 11.5m shed with 3.5m awnings either side, 4 stables, tack room, wash / vet bay, adjoining day yards and more - this is an equine property that must be seen to be appreciated. If your interest is in small crops this property will be suitable too. Nestled amongst existing farmland specialising in market gardens, the property is gently sloping, with sandy loam soil, and the 3-road frontage provides ideal access for trucks and other farming machinery. And, the property offers ultimate water security with town water, multiple tanks, a bore and two dams. Located within 7 minutes' drive from the D'Aguilar Highway, and near Queensland's premier equestrian centre 'QSEC', this property is conveniently positioned within an hour from Brisbane and the Sunshine Coast. There are multiple schools, major shopping centres, Public and Private Hospitals, all within 12km. Exceptional equine infrastructure, the opportunity for small crop farming, a modern home ready to make your own - this is the property you have been waiting for! Property highlights include:-

- Land area: 7.29ha, flood-free, sandy loam soils
- House Floor Plan (total area): 224.18m<sup>2</sup>
- 3-road frontage
- House: 'Valeco' home built in 2017; kitchen with butler's pantry; ducted air - conditioning; master bedroom with large walk-in robe & ensuite; single garage with internal access; views out over the property and mountain ranges; solar hot water; connected to town water and tank water
- Land: 7.29ha fully usable; gently sloping; flood free; 13 paddocks, 5 with shelters; Boundary fencing 'Zappa' Horse rail fencing (5 inch); Internal fencing 'Centaur Flexible Rail'; Concreted steel corner assemblies and 100mm x 100mm treated hardwood posts; purpose-built roadway up to shed made for heavy equipment; 2 x dams
- Infrastructure: 23m x 11.5m shed with 3.5 awnings either side, insulated, with power, water, hotwash, comprising of 4 x stables, rubber lined with 'Stable Comfort' flooring imported from Canada; Hay room with roller door; Feed room; Tack room; Vet Bay / tacking up area; wash bay; Laundry area; Float Bay; Breeze way; 4 x steel day yards; 60m x 20m outdoor dressage arena with irrigation connected; 9m x 7m shed; Bore; Taylex Home Sewerage Treatment Plant; Solar powered front gate
- Location: 11.5km to Bruce Highway; 4km to D'Aguilar Highway; 7.9km to Caboolture City Centre; 5.6km to Queensland State Equestrian Centre Indoor Arena Complex; Within 1 hour to either Sunshine Coast Airport or Brisbane Domestic & International Airports.

Come and experience this stunning property for yourself. Contact Keira on 0493 423 433 for further information. Disclaimer: Whilst every effort has been made to ensure the accuracy of the information herein, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise. Areas, amounts, measurements, distances and all other numerical information is approximate only.