

# 117 Gorries Road, North Isis, Qld 4660



## Acreage For Sale

Sunday, 30 June 2024

117 Gorries Road, North Isis, Qld 4660

Bedrooms: 4

Bathrooms: 2

Parkings: 27

Area: 10 m2

Type: Acreage



Chhay Lim

0412011997

## FOR SALE

PROFITABLE FARM ON HIGHLY FERTILE RED SOIL LOCATED IN ONE OF NORTH ISIS'S MOST ENVIABLE PRECINCTS ONLY A SHORT 6 MINUTE DRIVE TO WOOLWORTHS CHILDERS TOWN. Not only does it offer profitable farm, perfectly renovated four bedroom and two bathroom home. It offers a well maintained and productive Jicama and Guava, including Custard Apple, Jackfruit, Pomelo/pummelo, Banana, plus Star Apple, couple of Coconut trees, one lemon and Kaffir lime tree (Combava). GORRIES Road HILLTOP FARMS, STUNNING VIEWS, LIFESTYLE + PROFITABLE FARM. DO NOT MISS THIS FANTASTIC OPPORTUNITY - A CONVENIENT LOCATION + CASHFLOW ACT FAST BEFORE THIS DESIRABLE BLUE-CHIP DISAPPEARS. WE HAVE CLEAR INSTRUCTIONS "MUST SELL" MAKE NO MISTAKE, THE SELLERS HAVE NOW MADE THE DECISION THEY ARE RETIRING AND THIS PROFITABLE FARM AND THE PROPERTY MUST BE SOLD. THIS IS AN OUTSTANDING OPPORTUNITY TO SECURE A HIGH-YIELDING ASSET WITH GUARANTEED CAPITAL GROWTH THANKS TO THE PROFITABLE FARM. Features List:

- GORRIES Road HILLTOP FARMS LOCATED IN ONE OF NORTH ISIS'S MOST ENVIABLE PRECINCTS
- Local Mammino Gourmet Ice Cream, restaurants, cafes and bars
- 10.34 Hectare (25.85 Acres) ON HIGHLY FERTILE RED SOIL
- Jicama 4 Hectare (Approx. 100kg SEED available)
- 1,000 Guava with space available for new plants
- 40 Custard Apple
- 70 - 80 Pomelo/pummelo
- Sunwater allocation 65 megalitre (no need to use electricity) - 30 outlets
- 12m x 7m Machinery/Farm Shed
- 9m x 6m Packing Shed
- Inventory of Plant & Equipment included and available upon request
- Four large bedrooms
- Two bathrooms
- Spacious kitchen
- Ceiling fans
- Spacious open plan design with polished timber flooring throughout
- Two large undercover decks ideal for relaxation and enjoy the sunrise and sunset views with a cup of coffee or red wine
- Double lock-up garage and internal access for secure entry to your home
- Three carport
- 22 Open Parking Spaces

Excellent infrastructure:

- 3 minutes drive to Mammino Gourmet Ice Cream
- 6 minutes drive to WOOLWORTHS CHILDERS TOWN featuring boutique stores and restaurants
- 7 minutes drive to Isis District State High School, 3 Ridgway St, Childers QLD 4660
- 3 hr 13 min drive to Brisbane Airport
- 3 hr 25 min to Brisbane City (CBD)

(All distances are approximate) Just a short drive to Mammino Gourmet Ice Cream, WOOLWORTHS CHILDERS TOWN featuring boutique stores, restaurants, Local Shops, Cafes and Isis District State High School. A truly fantastic opportunity to buy a property in this desirable blue-chip NORTH ISIS location close to the township of Childers at a price that won't break the budget. Don't miss this one. Disclaimer: We have in preparing this disclosure used our best endeavours to ensure that the information contained herein is true and accurate. No responsibility will be accepted for any and all liability in respect of errors, omissions, photos, inaccuracies or misstatements. Buyers are responsible to carry out their own research.