

# 251 Palmwoods-Montville Road, Palmwoods, Qld 4555

AMBER WERCHON

## Acreage For Sale

Sunday, 23 June 2024

251 Palmwoods-Montville Road, Palmwoods, Qld 4555

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 4 m2

Type: Acreage



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## Offers on or Before 16th July 2024

Amber Werchon Property presents to the market, 251 Palmwoods-Montville Road, Palmwoods: this tightly held boutique horse-friendly 10 acre property at the base of the beautiful Blackall Range offering picturesque, gentle hinterland living just minutes to village amenities including primary school, retail, dining, historic tavern, and rail. A delightful stone entryway with white farm gates invites you into this idyllic setting and sets the tone for what is a thoroughly charming property. The residence comprises three bedrooms, two bathrooms, separate living areas, country style kitchen, office, and extensive decking overlooking the property and beyond; plus, adjoining carport and workshop. The home has been well maintained and exudes wonderful warmth throughout with some timber flooring, cosy fireplace, and external access from all three bedrooms, office, living and dining. It is comfortable, very liveable and loveable, and has a 'homely' ambience that is both welcoming and calming. Infrastructure on the property includes triple (tandem) carport with extra height for 4WD and horse float, 2 x stables, round yard, tack room, livestock shelter, paddock fencing, professionally built 60x20m sand dressage arena (currently under grass) with mirrors, 1.8-metre high dog fencing enclosing one acre around farmhouse, 2 x 5,000-litre rainwater tanks, and bore. The grounds have lush, rich fertile soil for growth and grazing; there is a productive orchard of pecan trees and well established mature gardens – there is plenty of scope to grow a variety of fruit and vegetables to provide fresh produce from garden to plate, and Paynter Creek runs through the property. This has been a much adored property held by its original owners for 30 years and never been offered to the market before; it is increasingly rare to be able to purchase livestock-friendly acreage so close to town and is the perfect size for buyers seeking that 'Goldilocks' acreage – not too big and not too small, just right! Property Inclusions: Simpson Top Loader Washing Machine, Stihl Chain Saw, Whipper Snipper, Leaf Blower, Cub Cadet RZT 42 Ride-on Mower, John Deere Push Mower, 1974 Suzuki 4wd Farm Hack, All Garden Pots and Urns, Outdoor Furniture, 3 x Purebred Droughtmaster Heifers and Assorted Tools. This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact Rudi du Preez IMMEDIATELY to avoid missing out. Beyond the Future Pty Ltd working in conjunction with Amber Werchon Property.