

Lot 3 Leos Road, Walligan, Qld 4655



Acreage For Sale

Monday, 8 July 2024

Lot 3 Leos Road, Walligan, Qld 4655

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 17 m2

Type: Acreage



Shane Bradbury
0413575842

\$1.8 million

Nestled on a sprawling 42.55-acre rural zoned allotment, just 15 kms from the Hervey Bay CBD, this exceptional property offers the perfect blend of modern comfort and agricultural functionality. The gently undulating land features a 203m² home perched at its highest point, providing delightful local views from the front deck. The entire property is cleared, securely fenced with ringlock fencing, and boasts 16 improved pastures. Originally constructed in 1982, the home has recently undergone significant renovations, now showcasing a spacious kitchen, dining, and lounge area. It offers three bedrooms, two with ensuites, an additional bathroom, and a separate toilet. The main bedroom also features a walk-in robe and an office/nursery area. The extended and covered 95m² rear verandah, with its timber decking, connects to a large 108m² 4-bay shed and overlooks the landscaped yard, fire pit, greenhouse, and vegetable patch. The property is well-equipped with three large water tanks ensuring a reliable domestic water supply, supplemented by three dams providing stock water to all paddocks. It's currently home to chickens (large chicken run), horses, and Dorper sheep with three double horse paddock shelters, two double stables, covered sheep yards with a loading ramp, and cattle yards with a head bail and loading ramp. Additional infrastructure includes three machinery sheds, a 20ft secure storage shipping container, and options to purchase farm equipment and sheep. Other features include Wireless NBN, an Ergon Energy Smart Meter, and affordable rates and insurance. There is direct access to the Maryborough to Hervey Bay Rail Trail and State Forests opens up hundreds of acres for riding adventures. With so much to offer, this property is expected to attract significant interest. Reach out to Selling Agent Shane Bradbury on 0413575842 for more information and to arrange your private tour.