

**31 Bimbadeen La, Toogoolawah, QLD, 4313**



**Acreage Semi-rural For Sale**

Sunday, 18 August 2024

31 Bimbadeen La, Toogoolawah, QLD, 4313

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 5**

**Type: Acreage Semi-rural**

## Abundant Feed, Income & Lifestyle

As you head up the driveway, you'll be surrounded by peace and tranquillity letting you leave all your cares behind. Nunkeri could not only be your country estate, but it could also be your lifestyle and possibly your living. Off grid, independent rural living, just minutes to the country townships of Toogoolawah and Esk, offering the conveniences of supermarkets, pubs, cafes, choice of schools, post offices, doctors and a local hospital, you'll be close enough for convenience without sacrificing your privacy and serenity. Sharing a border with the increasingly popular Brisbane Valley Rail trail, the opportunity to supplement Nunkeri's income producing potential is enhanced exponentially.

### The Homestead

Perched on the rise of an undulated hill with spectacular 360-degree views over a rural vista encompassing the farm, rolling pastures of the Brisbane Valley and magnificent mountain ranges, sits the beautifully designed well-appointed quality 4- year-old brick homestead. Floored throughout with large format tiles and modern fixtures and fittings. From the many outdoor areas this homestead offers, you will overlook the manicured lawns, established gardens and trees and your own farm's well-maintained paddocks, grazing cattle and dams. As you open the door from the front porch, the formal entry way leads through to the large open plan dining, living room and modern, large kitchen with contemporary barn doors allowing privacy from the rest of the home. With a bedroom/office and large rumpus room on either side of the hallway the home is currently set up for a successful homebased business while still offering privacy and space for the entire family.

- Chef style kitchen with commercial gas oven and 6 burner stove, butlers pantry, plenty of cupboard and bench space for even the most discerning cook
- Expansive open plan air-conditioned dining and living area with a raised wood fireplace and accessing the fully covered outdoor area, perfect for family dining and entertaining
- 4 bedrooms, 3 with built-ins
- Master bedroom with roomy walk-in robe offering direct access to the covered verandahs, lawns and gardens. Spacious ensuite, separate toilet, his and hers basins, generous shower, and bath.
- Main bathroom with shower and bathtub and separate toilet
- Large laundry with direct external access and large utility/storage room
- Fully security screened throughout

### Self-contained Railway Carriage

This "cute-as-can-be", historic railway carriage is all set up to offer income generating potential as an Air-bnb or separate independent living for family and friends. Set far enough from the homestead to ensure privacy for all and with mod cons for comfort:

- Open plan kitchen, dining and living
- Verandahs on 2 sides offering outdoor dining, magnificent views and outdoor shower
- Internal toilet and wash basin
- Air conditioned
- Wood fired freestanding oven
- Undercover parking

### Off grid living

Reduce your living expenses with these off-grid features:

- 2 Fully off grid solar system separate deep cell power storage and generator back-up
- Eco septic system
- Rainwater tanks, bore, dams and well
- Wide variety of established fruit and nut trees
- Raised vegetable garden beds, shade house and function compost bins.

### Business and income potential

Let your imagination and entrepreneurial skills explore your options to not only enjoy comfortable country living but also income generating opportunities;

- Home based business - currently set up as a lucrative family day care facility, with a spacious education and playroom with separate toilet, wash basin and kitchenette with potential to add a shower if desired. Access to a secure outdoor undercover play area, adventure playground and storage shed all separate from the family living areas, verandahs, gardens and lawns. The thoughtful design of the home and property allows easy transition to any number of business opportunities.
- Cattle grazing/fattening - well managed pastures, cattle yards, water sources and farming practices in place currently supporting 72 head of quality black angus cattle
- Air-bnb - fully self-contained railway carriage on site with the property bordering the Brisbane Valley Rail Trail, offers untapped potential
- Abundance of well-established fruit trees raised vegetable gardens and greenhouse - feed yourself, and others.
- Fast, reliable Wi-Fi and mobile reception. Perfect for managing the farm business or working from home arrangements.

#### The land and farm

- 187 acres consisting of 160 freehold acres on title plus 2 leasehold titles totalling 27 acres
- Plentiful water supply from bore, dams, well, seasonal creeks and onsite water tanks, provides ample water for household, garden, farm and stock use with taps and troughs strategically located throughout the paddocks
- Well maintained boundary and internal fencing to support modern regenerative cell grazing farm practices and allowing personal food and cattle feed security.
- Steel cattle yards with undercover work area, ramp and cattle crush and electronic scales.

#### Sheds

- Large 18.5m x 9m machinery shed with 3 large roller door access, independent solar power supply and battery storage, workshop, storage and utility room with toilet, laundry and large shower
- Large hay storage shed conveniently located near the machinery shed
- Garden sheds strategically placed throughout the property for additional storage
- Undercover parking near the homestead

#### Summary

Let your real life begin; if you are looking for, country living, lifestyle, earning potential and the opportunity to be your own boss don't miss this rare opportunity to secure a property overflowing with quality features and amazing potential. Nunkeri, meaning beauty and excellence, is truly well named. All the hard work has been done and opportunity abounds.

Call Nev King from Ray White Rural Kilcoy today for a detailed information Memorandum or to arrange your private inspection today on 0498 227 217.

**AUCTION ONSITE SATURDAY 14TH OF SEPTEMBER AT 11 AM**