

83 Hofstetter Road, Morganville, QLD, 4671

Acreage Semi-rural For Sale

Monday, 14 October 2024



83 Hofstetter Road, Morganville, QLD, 4671

Bedrooms: 2

Bathrooms: 1

Parkings: 10

Type: Acreage Semi-rural



Ben Martelli

0741521600

ESCAPE TO THE COUNTRY- RIVER FRONT

A PRIVATE PEACEFUL 40ac LIFESTYLE, FARMLET, PLUS use of (APROX)15acres OF FERTILE RIVER FLATS property offering many opportunities sits high above fertile river flats, with 5 acre irrigation rights from the river. Plus, the best fishing and water activities right on your doorstep. Suitable for small crops, tunnel houses, water birds or grazing animals. Private living with accommodation comprising a rustic 2 bedroom modern cottage overlooking a picturesque over 5 mega-liter fenced dam stocked with bass and silver perch. There is a double carport attached to the home and a caravan next to it. The property is fully fenced into 13 paddocks, not including the large river flats that are strip-fed using electric fencing. 8 paddocks are sheep/goat fenced and the other 5 paddocks are barbed-wired fences for cattle. Currently, the property is lightly grazed, caring for a small flock of sheep, several goats and half a dozen bullocks. It also comes with a modern chook pen, equipped with easy access to the laying boxes. The property also has a fenced dam for duck rearing, and the owners have kept pigs for some years. Improvements include several vehicle/machinery carports, a sizable high stud 12 x 10-meter open-ended farm shed/workshop, and a 6 x 15-meter color bond farm shed with 2-lock up bays, and farm killing bay. There is also a caravan park-type ablution facility for friends with caravans to use. Water is plentiful with 3 dams, tanks on the house and sheds and irrigation water rights from the river. The water hole in the river stretches for over a kilometer and is a great spot for recreational fun. Just the perfect spot for, BOATING CAMPING FISHING, with track access to the flats there is a number of sites, for family and friends, to park a van, or erect a tent or 3, for holidays and weekend breaks. There -in a business opportunity. Also close to the large color bond shed, foundations have been laid for a three-bedroom house with plans available, if you want to build. The current home can be easily extended if you desire.

There are opportunities galore with this property, that has a lot of infrastructure ready to allow the expansion of numerous income-producing farming and possible tourist activities, to make an income or alternatively you can just sit back relax and enjoy the peaceful surroundings, as the hard works been done. Approximately 45 minutes to Bundaberg. There is a long list of equipment, new and old, on the property for you to choose from and make an offer.

Photos don't do justice to the property, your inspection is required.

Call Ben Martelli 0404 803 714 to book an inspection...

****Every effort has been made to verify the correct details of this marketing although, neither the agent, vendor nor illustrator takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should make their enquiries to verify the information and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent.****