

**Address available on request, Glen Allyn, Qld 4885**



## **Acreage For Sale**

Wednesday, 15 May 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 663700 m2**

**Type: Acreage**



Morgan Brennan

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## Contract Agent

A rural oasis with rich grazing land. Seeking a lifestyle property that offers the perfect blend of livestock, nature and serenity? Look no further than this stunning 66.37 hectare property boasting a prime position along the North Johnstone River. This near level property offers gently sloping and improved pastures with rich volcanic soil providing prime fattening country. Currently sustaining 50 breeders, this is cattle husbandry at its best! An abundance of water from three natural springs and North Johnstone frontage guarantees a reliable source for your livestock. The property is conveniently divided into five paddocks, all permanently watered and fenced for ease, simplifying stock management. The cattle yards are constructed of timber with steel race, gateways and shelter plus large concrete and timber loading ramp. The massive 8 bay, powered shed gives you ample space to store equipment, feed and other farming essentials. Beyond the working farm, this property boasts a comfortable Queenslander-style homestead that has been rebuilt in keeping with the original 1912 aesthetic, offering a seamless blend of classic charm and modern convenience. The kitchen is modern showcasing an island bench, granite benchtops and plenty of storage. Open plan in design with the comfort of air conditioning, ensuring a cool and comfortable retreat during the warmer months. Relax and take in the picturesque rural views from the expansive rear deck - perfect for unwinding after a productive day. This exceptional property presents a unique opportunity to combine a productive grazing operation with a tranquil riverside lifestyle. Features:

- Set on 66.37ha
- Improved, gently sloping pastures
- Rich volcanic soil
- Fenced into 5 paddocks
- Cattle yard w/ race, loading ramps & shed
- North Johnstone river frontage
- 3 Springs + Brodie creek
- 8 Bay shed (24m x 8m) + powered
- 7kw solar system w/ 10kw lithium battery
- 3 Bed, 2 bath + office rebuilt Queenslander
- Renovated & modern interiors
- Rear deck w/ rural views
- Heaps of wildlife (birds, tree kangaroos etc)

Call Sole agent, Morgan Brennan, at Ray White Atherton on 0407 730 450 to book an inspection for this idyllic rural paradise. REF14219