

# Address available on request, Mount Martin, Qld 4754



## Other For Sale

Wednesday, 12 June 2024

Address available on request, Mount Martin, Qld 4754

Bedrooms: 4

Bathrooms: 3

Parkings: 8

Area: 25 m2

Type: Other



Gary Johns

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## Expression of Interest

Your Rural Getaway | Grazing | Lifestyle Plus Potential  
Location: Mount Martin Road, Mount Martin 10mins to Kuttabul, close to the Bruce Highway, 7mins to Mirani and 30mins North of Mackay, one hour 30mins to Airlie Beach. Panoramic rural views in a quiet location. Area: 20.82Ha or 51.45ac Freehold plus 4.36Ha Lease attached - Total of 63.78 acres  
Home: Grand Heritage style Queenslander 550m<sup>2</sup> under roof. Fully renovated to a high standard with 4m verandahs on three sides. Three (3) bedrooms plus an office/library or bedroom, 3 bathrooms, 3 toilets. High ceilings throughout with elegant ceiling roses and cornices, stunning French doors, polished timber floors, gas fire place in the lounge, formal dining plus large dining beside kitchen, kitchen has walk-in pantry, top of the range gas stove and oven plus servery.  
Shed: 14m x 5m colourbond lockable shed on concrete floor, 2 bay garage and workshop area, 4 roller doors, awning for tractor or vehicle plus concrete patio.  
Water: Solar bore pumping to 2 of 6,000gal tanks, then into stock water troughs, gardens and lawns, parts of the house plus the shed. 5,000gal rainwater tank supplying some of the house and kitchen.  
Soils: Fertile scrub and volcanic soils throughout the whole property.  
Pastures: Consist of Signal grass, Humidicola and some Pangola in very good condition throughout the property.  
Frontage: Fronts semi permanent creek where the solar bore is located.  
Carrying Capacity: 20 to 25 breeding age cattle.  
Fencing: Fenced into 4 paddocks and one holding paddock and lane system to the yards.  
Yards: Steel panel yards with vet crush and ramp.  
Views: Panoramic rural views back to the Pioneer Valley. Mountains plus rainforest.  
Gardens/Lawns: Very well maintained gardens and lawns with an automatic irrigation system plus a solar lighting system throughout the gardens around the house as well as an excellent water feature.  
Rainforest: Pristine rainforest area located on the property with abundant native wildlife.  
Potential: Property has the attributes for a Bed & Breakfast, wedding venue, trail rides plus others including bird watching.  
Price: Expression of Interest - Closing Wednesday 31st July, 2024 @ 5.00pm | Prior Offers Considered  
Remarks: This unique property with a grand heritage style Queenslander fully renovated, panoramic Pioneer Valley views, excellent grazing pastures in a quiet area and well located. Close to all amenities, Mirani, Mackay, Airlie Beach, The Whitsundays, Bowen Coal Basin, fishing, crabbing, prawning, boating, the list goes on. Property of this unique quality are not often on the market. Inspections by appointment only