

**15 Minisini Road, Dimbulah, Qld 4872**



**Cropping For Sale**

Wednesday, 10 July 2024

15 Minisini Road, Dimbulah, Qld 4872

**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 6**

**Area: 75 m2**

**Type: Cropping**



Rino Gava

**\$1,800,000**

This 75.41 Hectare property is perfect for a farmer to add to their current farming pursuits or maybe just for someone to have a bit of space around them with an income stream. Nestled in tranquil surrounds just minutes from Dimbulah township and an hour and a half from Cairns international airport this well-appointed property of approximately 186 acres (75.41HA) offers a range of commercial opportunities and/or lifestyle options. Along with one of the best growing climates in the state, water supply is also assured with 152 ML water allocation and two dams (approx. 25ML capacity) which guarantees a plentiful irrigation water supply. Currently there is 60 acres of established tea tree crop along with more cleared paddock and irrigation which is ready for expansion or alternative cropping. The property includes two well-appointed homes with the second home perfect for extended family, as a manager or staff residence, or as a rental for additional income. There are multiple sheds, ex tobacco bulk sheds, machinery sheds, workshop and greenhouse.

PROPERTY FEATURES INCLUDE:- Two well-appointed homes,- Main residence, 3-bedroom, 1-bathroom block home with large timber deck & BBQ/ entertainment area.- Second residence: 4-bedroom brick/veneer home. Perfect for extended family, as manager / staff residence or as a rental for additional income.- Approx. 186.2 acres.- Approx. 60 acres of established tea tree paddocks.- 152ML water allocation from the channel.- Main dam & pump.- Galcon GSI, automatic irrigation system.- Approx. 25ML capacity, new holding/ storage dam fed from the creek in the wet season.- Multiple sheds, Ex tobacco bulk sheds | Machinery sheds | Workshop and greenhouse- Also, another cleared paddock & irrigation ready for expansion.- Includes plant & equipment for the operation and maintenance of the farm on a day-to-day basis (growing & harvesting tea tree, distilling & storage of tea tree oil)- List available upon request. For more information or to arrange your very own private inspection, Contact Marketing agent Rino Gava on 0427779086 or Email: [rino@girgentigroup.com](mailto:rino@girgentigroup.com)