

**202 Dairy Inn Road, Ironpot, Qld 4701**



**Cropping For Sale**

Thursday, 11 July 2024

202 Dairy Inn Road, Ironpot, Qld 4701

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Type: Cropping**



Grace Low

0748874211

## **Offers over \$1,300,000 considered + GST**

Vendors say SELL and this Amazing Acreage will NOT LAST! Situated on 110 acres of prime agricultural land, it features a delightful home, separate office, machinery sheds, cattle yards, and ample water supply. Just 15 minutes from Yeppoon, Emu Park, and Rockhampton, it promises a serene country lifestyle. The farmhouse is a warm and welcoming retreat, blending modern comforts with rustic charm, boasting;

- Three generously sized bedrooms, each equipped with air-conditioning (master with WIR)
- Well-appointed kitchen with stone benchtops and gas cooking
- Multiple dining and living areas
- Modern bathroom with separate double vanity and toilet
- Large front verandah where you can sit and relax and watch the cows come home
- Spa area for a relaxing evening with a glass of wine
- Solar and back up battery systems - enjoy being self sufficient when needed
- Concreted paths to established veggie gardens and double lockable garage with automated roller door

Additional attractions;

- Heavy-duty machinery sheds with powered workshops and a Massey Ferguson tractor
- Expansive grounds divided into three major paddocks with excellent fencing
- High-quality bores, dam, multiple tanks and a freshwater creek
- Observatory look-out showing the Mountain views at the rear of the property and sensational future house site
- Owners comfortably run 25 breeders year round
- Cattle yards will stay with property

The separate office could be converted into a teenagers retreat or granny flat (STCA). Embrace a lifestyle of relaxation and outdoor enjoyment. Inspections have started! This is an opportunity not to be missed!