

**'Dorrroughby' 93 McGowan Road, Westbrook, Qld
4350**



Mixed Farming For Sale

Tuesday, 19 March 2024

'Dorrroughby' 93 McGowan Road, Westbrook, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 78 m2

Type: Mixed Farming



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Auction

Location: 93 McGowan Road is located approximately 1.5km north of Toowoomba Athol Road. Only 10km to Bunnings, 17km to Toowoomba's CBD and the Wellcamp Airport is approx. 10km. Services: 3 phase power School bus service from FGG Couper Road to state and private schools. Mail 5 days (at present) RPD & Area: Lot 6 on SP190238 = 78.56*Ha (194* acres) Allocation No: 1871 on CP AP7585 Rates: Approximately \$1,683.92 per half year Country: On "Dorroughby" 125 acres has been cultivated of which 80 acres planted down to improved pastures (Rhodes Grass and Winter Medics). The balance is used for fodder cropping. The remaining country is creek frontage to Westbrook Creek and shaded Coolabah, Moreton Bay Ash, and Appletree. Soils vary from reddish brown to chocolate into heavy black clay soils and some stone in parts. Fencing: Majority of "Dorroughby" is new cattle proof fencing with 5 barb, steel and concrete posts. 7 main paddocks, 6 smaller paddocks plus laneway throughout to cattle yards and bull pens; plus water pound and feed trough areas. Cattle Yard Complex: Steel Beef Rail yards with covered vet crush and CIA Immobilizer crush surrounded by concrete and concreted floor steel loading ramps. Yards include drafting pen, 7 holding yards plus curved race. Water connected, plus 9,000 litre cup and saucer tank. Double laneway system to yards. Plus 28 sale pens: steel concreted posts and Beef Rail pens plus water taps and 6 smaller paddocks connected to a double laneway system and 5 barb with water connected. Water: Stock and Domestic Bores - 108 meters deep equipped with electric 3 phase submersible delivering with current pump about 800gph (recently serviced). Reticulates to all watering points, gardens and toilets in the house. 270,000 litre Rhino Galvanised Tank fully enclosed with Grundfos pump (filled by bore, creek and shed). 2 x 22,750 litre poly tanks connected to shed and from the bore. Spring fed dam - the dam is approx. 6 mega litres and is spring fed. Could be incorporated into irrigation scheme. Irrigation - 48 mega litre annual Water Allocation No: 1871 on Crown Plan AP7585 (refer to attached Title) from Westbrook Creek equipped with 80x50 Centrifugal pump driven by 65KVA diesel powered generator. 6" u/ground PVC mains to 2 hydrants. Includes 4 span towable 'Zimmatic' Centre Pivot (can irrigate 32 acres each circle). Installed 2018, 3 phase power to each launch pad. Also 4" main from end of 2nd launch pad to Rhino Tank near sheds. Improvements: Residence - 21 year old Gibson home. Brick veneer construction, iron roof and fully renovated in 2018. Features include: • 4 bedrooms, all built in, main with ensuite and walk in robe • In addition there is a separate large office/5th bedroom plus sewing/ironing room • 3 internal living areas with formal lounge, rumpus plus spacious open plan living area (kitchen, dining and living) • Main living area opens onto spacious covered tiled outdoor living area that overlooks the farm and surrounding country side • Kitchen features quality SMEG appliances, pyrolytic self cleaning oven, induction cook top & SMEG dishwasher plus 2 pac cabinetry with Caesarstone benchtops and waterfall island bench • Separate laundry and double garage with storage area • Ducted air conditioning throughout • 2.7m ceilings throughout • Solar power on roof - 5.8kW system • 2 x 22,750 litre rainwater tanks on residence plus 1 x 22,750 litre poly tank for bore water with pressure pumps • 4 bay garage Colourbond shed, 3 roller doors, 2 x remotes, concrete floor and 3 phase power connected The "Dorroughby" homestead is set amongst a country setting with an early Australiana theme children's play area, established trees, shrubs, lawn area, slab hut outdoor camp oven area, rock feature wall and more. The garden is fully serviced by strategically placed watering points. In addition there is a historic bar and function centre area. Machinery Shed - Approx. 15x30.6m. Full concrete floor, H/Duty steel girder uprights, web steel roof trusses, Z galvanised steel purlins. Fully enclosed with corrugated iron (except door opening side). Machinery Shed - 24.7x15m with 12.2x6.7m skillion. All concrete floor, RSJ steel uprights, web steel roof trusses, 2 galvanised purlins. Enclosed on 3 sides with corrugated iron, 3 phase power connected and includes tanks. Concrete breeze way area between the 2 sheds about 18x30m. Silos - 1 x 50 tonne and 2 x 20 tonne elevated cone base silos set on concrete slabs. Remarks: The location is only minutes to Toowoomba and Wellcamp Airport. Frontage to Westbrook Creek with irrigation and includes Centre pivot. Fully renovated 4 bedroom, 2 bathroom, 3 living areas. Residence is set in a picturesque Australiana garden setting. Superb stud property - Cattle/Horses. Ideal event location (subject to STCA).