

246 Patrick Estate Road, Patrick Estate, Qld 4311



House For Sale

Saturday, 29 June 2024

246 Patrick Estate Road, Patrick Estate, Qld 4311

Bathrooms: 1

Parkings: 8

Area: 31 m2

Type: House



Dipen Patel

Be QUICK- Contact Agent TODAY !

Discover the Lockyer Valley's culinary gem, a 78-acre prime cropping irrigation land paired with a four-bedroom family home and shed, just a short 4-minute drive from Lowood. Enjoy the perfect climate and abundant rainfall, ensuring your crops thrive and your wallet stays full. The charming weatherboard home boasts four spacious bedrooms, including a study, an open-plan kitchen and living area with a gas stove and rangehood. The large rear deck and front verandah provide ample space for outdoor entertainment. The farm's established produce shed measures 19m x 12m and features a 4m x 5m cool room. Key highlights of this exceptional property include:

- 78 acres of fertile cultivation land
- Self-mulching alluvial soil ideal for various crops
- Family-friendly four-bedroom home with a master bedroom featuring air conditioning
- 19m x 12m produce shed and 4m x 5m cool room
- Three-phase power supply
- Reliable rainfall and water availability
- Frontage to the Lockyer Creek/Brisbane River
- Unrestricted access to an equipped bore with a flow rate of 12,000 gallons per hour
- Second bore available for future use
- Established irrigation system
- Previous crops successfully grown include tomatoes, cucumbers, zucchini, eggplant, chilli, and snow peas, Cauliflower, Broccoli, Green Capsicum, Thai Chili.

Conveniently located, the property is:

- Just 4 minutes from Lowood
- 30 minutes from Ipswich
- 50 minutes from Brisbane Rocklea Markets
- 60 minutes from Toowoomba
- 8 minutes from the Brisbane Valley Highway
- 15 minutes from the Warrego Highway

This exceptional rural property is a rare find in the current market. With its prime location, potential for a strong income stream, and increasing demand for locally produced food, savvy investors and farmers will recognize the value of this exceptional property. Don't miss this opportunity to make this stunning property your new home. Make it yours today! For more information or to arrange a private inspection, please contact Dipen PATEL- 0447878199 to book an appointment TODAY !

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.