

# 25 Mill Road, Monto, Qld 4630



## Lifestyle For Sale

Saturday, 29 June 2024

25 Mill Road, Monto, Qld 4630

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 21 m2**

**Type: Lifestyle**



Louisa Bambling  
0741661662

**\$795,000**

If you're looking for a comfortable, modern home, close to town with 52 acres with creek frontage - look no further as this property ticks all the boxes! Situated on 3 Freehold titles with the benefit of town water and sewerage connected. Fertile, deep rich black soil flats with frontage to the Monal Creek. The property is currently running steers but has previously been farmed for lucerne hay production with the 40 megalitre Sunwater allocation. Irrigation is via 300m of 6 inch PVC mains with 4 inch risers & 5 hydrants. Improvements include a large machinery/hay shed, the boundary fencing in excellent condition and there is a set of small timber yards. The house has been fully renovated with large galley style kitchen overlooking the irrigation flats. There is a spacious open plan living area, 3 bedrooms (2 with built-in robes), air-conditioning to the lounge and master bedroom, modern bathroom with double shower, vanity and toilet. There is also an internal laundry and 2 small decks at the front and rear of the home. Adjacent to the house is a double garage, fully concreted with power. Inspections will impress, contact Louisa Bambling at Kellco Rural Agencies to secure your interest today.