

3767 Goodwood Road, Elliott, Qld 4670



Acreage For Sale

Friday, 3 May 2024

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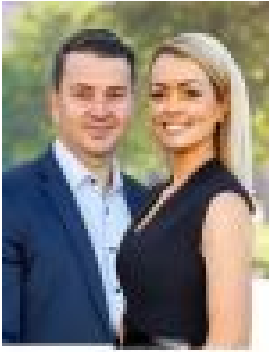
Bedrooms: 4

Bathrooms: 2

Parkings: 20

Area: 6 m2

Type: Acreage



Daniel KristyLee Anderson
0413205827

O/A \$990,000

Discover a hidden gem just 15 minutes south of the vibrant Bundaberg CBD. This exceptional hobby farm offers unmatched value and a host of incredible list of features that will excite anyone looking for peace and privacy and a side income. Step inside the spacious family home, where you'll find three generous bedrooms, each equipped with built-in wardrobes and ceiling fans. The master bedroom boasts an ensuite and a walk-in robe for your convenience. Need an extra room? The versatile second living area or rumpus room can easily be transformed into a fourth bedroom, perfect for accommodating guests or expanding your family. Experience the perfect blend of comfort and style with quality carpets in the bedrooms and stunning timber floors throughout the living area, hallway, and kitchen. This tasteful combination creates an inviting atmosphere that will make you feel right at home. The house itself boasts two full bathrooms, as well as a separate shower and a third toilet and basin in the double garage, ensuring convenience for everyone. Plus, there's an additional bathroom in the 400m² shed, offering flexible living arrangements for your extended family with minimal modifications. Outside, you'll find a fully fenced acre of land surrounding the home, providing a safe and spacious area for your children and pets to play freely. Farmland Information: -40% Sheppard 60% Hass trees. Totalling 1025 trees-ANVAS accredited trees from one of Australian leading avocado Nursarys-Trees are three years old planted late in 2020 -Automated watering system, with remote start up-Mini sigma self-flushing water filters Installed -High quality bore water with 37meg water allocation -Initial years leading into planning ground remained fallow-All new water mains, sub mains and laterals installed.-Electrical Conductivity mapping to 1.5m, soils cores out carried to 1meter deep in 5 areas.-Organic sorghum mulch planted to increase carbon, nutrients and water retention-Land graded to gentle slope to remove any hollows across the farm-Property deep ripped to 1100mm (cross ripped against tree direction)-Bamboo planted as wind break and erosion protection-Sprinkler system designed by Sunfam to a pressure compensate set up @95lph, 100 trees set up @32lph (different soil type)-Bore pump motor overhauled and rewound in 2020-Australian native plants planted throughout property to attract bees-Double yield expectations in year two-Maintenance plan in place to maintain trees and support equipment this also includes a crop program that is reviewed 6monthly-Sandy loam soil type-Avocado agronomists has assisted orchard since project conception Additional farm equipment separate to sale:-Case 585 open cab forklift tractor with-Herbicide spray tank and under tree spray set up-7ft side throw slasher-500l sylvan orchard spray mister-400l diesel tank-2020 Case 95c farmall close cab tractor-3500l sylvan orchard spray mister-2020 RTV900 Kubota Buggy Call Daniel Anderson today on 0413 205 827 or Gail Lorberg on 0432 76 266 for more information or to book your private inspection.