

38 Spenglers Lane, Mount Tarampa, Qld 4311



Lifestyle For Sale

Friday, 5 July 2024

38 Spenglers Lane, Mount Tarampa, Qld 4311

Bedrooms: 2

Bathrooms: 1

Area: 47 m2

Type: Lifestyle



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Auction

Welcome to 38 Spenglers Lane, Clarendon! A once-in-a-lifetime opportunity to own a stunning 47.50 hectare property in the beautiful Mount Tarampa, QLD. This Queenslander Cottage offers an array of features to make your life easy and comfortable. 2 Titles - Level 47.5 ha (117ac) of usable land - 13mgl per year Atkinson Dam Water Allocation ! The Home: 1900's Queenslander Style Cottage - With 2 bedrooms and 1 bathroom plus a 2nd toilet located on the rear deck makes this house perfect for those looking to invest in the best soil in the area. Inside, you'll find polished floorboards, timber kitchen with island Gas cooktop , recently completely renovated with new gyprock walls & new bathroom. The stunning archway is a fantastic feature typical of this style of Queensland Cottage. On the outside, the property has a balcony for you to enjoy the scenic country views and breezes. Plus the house yard is dog proof for extra security. There are plenty of sheds for all your storage needs and abundant 100,000L stored dwelling water. The Land: Rich Black fertile soil suit any production crop - Approx. 580 square bales of Rhodes grass pasture was harvested from ONE Square paddock! there are 2 others the same size (ready to harvest NOW) plus one much larger square - and that is DRYLAND FARMING ! A wide laneway to all the productive squares for easy stock movement and hay production - or cell graze , at the rear of the property is where the most productive grazing pastures for your cattle and horses, water is abundant - all the dams have just been de silted , however they are all full NOW... - Irrigation hydrants from the large dam run through all the small production squares - each paddock is fenced

The Yards, Sheds & Machinery:

- 2 Good functioning set of cattle yards with Beef Boss Crush and loading ramp
- 2 Bay roller door and 2 Bay carport at the house (inside dog fence) - concrete floor power connected
- 20ft storage container attached to a high bay open shed (great for cattle truck etc) power connected
- 6 bay shed half open half with doors
- 3 bay roller door lockable shed - concrete floor
- 2 bay Hay shed
- 3 bay open machinery shed and assorted lawn lockers
- MF hay rake, mower , baler, 3512 Ursus Tractor and slasher, seed spreader, diesel fuel tank, 2 x hay trailers, double horse float , qty of irrigation pipes, old silo

Located in a peaceful and picturesque area, this property offers a tranquil escape from the hustle and bustle of city life. Enjoy the beauty of the surrounding countryside while still being conveniently located near local amenities - Just 10 Mins to Lowood, 19 Mins to Plainland, 30 Mins to Ipswich & 1 hr to Brisbane or Toowoomba. The possibilities are endless with this expansive land, perfect for those looking to start a new agricultural venture or expand their existing operations. The owner is committed elsewhere and has conveyed clear instructions: 1) Sell Prior to Auction 2) Sell under the Hammer! All reasonable offers can be tabled prior to auction. Don't miss out on this incredible opportunity to own a piece of paradise in Mount Tarampa. Sean O'Connor Ph:0412 038 117