

# Lot 110 Biggs Road, Coolmunda, Qld 4387

## Lifestyle For Sale

Wednesday, 12 June 2024

Lot 110 Biggs Road, Coolmunda, Qld 4387

Area: 437 m2

Type: Lifestyle



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**\$698,000**

This expansive property is a very private haven and located next to Devine State Forest, just minutes off the Cunningham Highway close to Lake Coolmunda and Inglewood. With endless possibilities, this property is a rare gem waiting for you to make it your own. Located minutes from the spectacular Lake Coolmunda boat ramp and camping grounds for all your fishing and water sports, 16km from Inglewood, 91km from Warwick and 132 km from Toowoomba. • 437.364 ha / 1,080.749 acres • Council Approved 12m x 9m Shed • 2 Large Dams • 1 Spring Fed Dam • Tall Timber • Firewood • Privacy • Easy Access • Close to Everything This property is well timbered with good stands of millable timber and loads of firewood available that you could easily sell and clean up the property. There is ample water available from the three dams, of which one being springfed. The largest dam is significantly deep and stocked with Perch and Clawfish providing loads of fishing fun for the family. There is also a good scattering of potters clay that can be found for the enthusiasts. This area is well known for gold fossicking. A council approved shed is located near the middle of the property overlooking one of the dams. The shed is 9m x 12m on a concrete slab which is fully locked up (all personal belongings will be removed upon sale). The shed is connected to a 20,000 litre water tank, with two covered entertaining areas as well as an old caravan providing additional accommodation. The owner will be leaving the pot belly stove in the shed as well as approx 15 rolls of barbed wire. We also found an old original farm shed (partially fallen) which could be rebuilt with it's rustic corrugated iron sheets plus a small storage shed and old pens. This property the ideal lifestyle hideaway with loads of tracks and walking trails, natural timber and native grasses providing shelter and a habitat for wildlife such as Kangaroos, Deer, Pigs and Emu. This property would be well suited for stock grazing, hobby farmers, lifestyle enthusiasts or a private oasis hideaway that is located close to everything that you could ever need. Private inspections are now available.