

521 Herbert River Road, Innot Hot Springs, Qld 4872 

Mixed Farming For Sale

Friday, 5 July 2024

521 Herbert River Road, Innot Hot Springs, Qld 4872

Bedrooms: 6

Bathrooms: 2

Parkings: 10

Area: 36 m2

Type: Mixed Farming



Greg Smith
0740952277



Explore Property Atherton Tablelands
0740952277

\$1,525,000

521 Herbert River Rd offers an opportunity like no other. Immaculately presented on 90 acres with 445m of Herbert River frontage, 4-bedroom country style home and cottage, say goodbye to the rat race and embrace country living. For those seeking opportunity this property also offers an income stream with approx..35-40 acres of established hay paddocks plus additional land which would suit a variety of fruit trees. Historically this property has been used to grow Macadamias, Pecans, Peaches, Nectarines & Passionfruit as well as cattle grazing. There is also the option to utilize the modern cottage as a farm stay or B&B. Internally the main dwelling welcomes you with plenty of charm & features combined country style kitchen/dining/lounge, 4 spacious bedrooms, 2 with veranda access, master with built-ins & a/c. There is a generously sized 2-way bathroom with large vanity, separate shower & bath. The laundry is located to the back veranda & also provides an additional toilet. From the front of the home, the timber veranda is prime for entertaining or relaxing & directly overlooks the river, it is truly magic & in the afternoon you can sit on the western veranda and take in the sunsets. The property features a number of sheds with the main shed fully powered with 3 phase, workshop area & additional storage room which could be converted back to a semi-self-contained granny flat. Positioned to the left of the sheds is the modern cabin with a front veranda overlooking the river. Internally the cabin is open plan with kitchenette to one end, central living & bedroom space plus bathroom to the northern end. The property provides a fully established irrigation infrastructure and 288 meg water license. A full list of machinery and equipment is available on request. Features Cont.: - 36.42ha - 4-bedroom well-appointed main dwelling.- 15m x 16m 4 bay main shed 50% concrete floor, 3 phase power, optional flat/office.- Second shed 2 bay - machinery implement storage. - 3 bay hay shed 16m x 12m gravel floor.- Cabin, 12m x 4m powered, a/c, living, bathroom & toilet & veranda.- Approx 35-40 acres established Rhodes paddocks. Irrigated. 288 meg water license. - Machinery loading ramp.- Portable cattle yards with loading ramp.- Extensive machinery/equip list.- Prime Herbert River location & centrally positioned dams.- Predominant river loam soil types. You will be hard pressed to find comparable property, please contact Exclusive Marketing Agent Greg Smith today on 0437 332 912 for more information and to arrange your inspection.