

**246 Leadingham Creek Road, Dimbulah, Qld 4872**



**Sold Other**

Tuesday, 25 June 2024

246 Leadingham Creek Road, Dimbulah, Qld 4872

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 40 m2**

**Type: Other**



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**\$435,000**

This entry level farming opportunity offers a sizable 40.44 Ha parcel of land, in a convenient location - approx. 30 minutes west of Mareeba - and about a 10 minute drive from the township of Dimbulah. The property would suit those searching for an established weekender, off-grid lifestyle, or hobby farm with potential to further develop. Currently, the improvements are a steel-framed building with concrete floor, bathroom, toilet and basic living facilities. The property includes approx. 450m of seasonal creek frontage to Leadingham Creek. Overland flow is captured in the in-ground water storage dam for the dryer months, and the dam is estimated to hold approx. 6ML of water. The township of Dimbulah is a rural town located 75kms south west of Cairns offering a host of services, and is best known for its diverse agricultural portfolio and favourable climate. The property is serviced by a school bus run which travels to Mareeba, whilst schooling opportunities nearby include: Dimbulah P-10 State School, St Anthony's School Dimbulah and Mutchilba State School. Property features summary:

- Steel framed and internally lined building size approx. 112m<sup>2</sup>
- Open plan living space, bathroom & toilet
- Two partitioned rooms, spacious in size with second toilet in one of the rooms
- Power is provided via 4 Solar Panels running on 1200Kw connected to 24 Volt Batteries and 2000Kw hybrid inverter
- Rainwater storage includes 2 water tanks (10,000L & 5000L)
- Approx. 450m of seasonal creek frontage (Leadingham Creek)
- In-ground water storage dam capturing overland flow, estimated to hold approx. 6ML of water
- The property is fully fenced with a smaller 4 acre fenced area around the house yard
- Shade house/greenhouse erected (approx. 25m x 28m)
- Some building materials such as floor tiles included to suit the unfinished portion of the building
- Small inventory included with sale - available upon request

The property is being sold "as is" - and as vacant land. Finance buyers are encouraged to speak to their lending body prior to inspection to understand requirements associated with this. From all of us at Mareeba Property Office, we wish you every success with your property search. If you would like more details on this property, or to chat about one of the many other properties we have available, please call or email us today.