

294 Binjour Branch Creek Road, Binjour, Qld 4625



Other For Sale

Wednesday, 3 July 2024

294 Binjour Branch Creek Road, Binjour, Qld 4625

Area: 129 m2

Type: Other



Mark Simpson
0418792647

\$1,350,000

Prime Binjour Plateau scrub country located midway between Mundubbera and Gayndah. LOCATION Situated east of Mundubbera and northwest of Gayndah the property enjoys full bitumen road access with a comfortable 20-minute drive to either Gayndah or Mundubbera. SERVICES Full services including medical and shopping at either Mundubbera or Gayndah, primary school at Binjour 4* kilometres with connecting bus to Gayndah high school. The city of Bundaberg is 2 hours 10 minutes. AREA AND TENURE Total area 129.71 hectares (320* acres) in 2 freehold titles. COUNTRY Brigalow and Belah rising to volcanic red bottle tree scrub soils, large % elevated frost-free, developed and pastured to green panic, sirato, butterfly pea, buffel, rhodes grass and bissett creeping blue grass. RESIDENCE Lowset family home featuring: - • 4 bedrooms • Open plan living and dining • Modern kitchen with breakfast bar, electric oven and cooktop. Ac • Office, separate lounge, rumpus room, sunroom • Laundry and 2nd shower downstairs • Single carport • Entertaining area • Split air conditioners in the main bedroom, living and lounge. • Rainwater supplied by 2 tanks at the house and a tank of the main shed. SHEDS 5 bay shed with 2 high clearance drive through bays, includes 3 horse stalls. Old dairy building with concrete floor and electricity connected (New power pole and upgraded switch board and separate meter). Small storage shed. Old hay shed. Machinery loading ramp. CATTLE YARD Timber and panel cattle yards with a headbale. FENCING Subdivided into 4 main paddocks. WATER Permanent water on both titles with 4 dams, the main dam desilted in 2020. Bore with electric venturi pump supplies 3,000 gallon poly tank and trough at the bore. The storage tank at the shed for the house and garden water and the tank at the yards is pumped via a fire fighter pump from the tank at the bore. Inspection by appointment only, contact Mark Simpson on 0418 792 647 for property viewing days and times. Sale \$1,350,000