

12841 Carnarvon Highway, St George, QLD, 4487



Rural For Sale

Sunday, 25 August 2024

12841 Carnarvon Highway, St George, QLD, 4487

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Rural



Kevin Stewart
0733961191

CAMELOT-100 acres of water frontage!! Outstanding Farm, Suited for Horse Stud, Grazing & Mixed Cropping!!

PLEASE NOTE PHOTOS OF THE GRAPES AND BLUEBERRY VINES AND TREES ARE, NO LONGER THERE NOW AS OWNER HAS REMOVE THEM...

This farm property is located less than 10 minutes from St George on the Balonne River.

The Property has approximately 35 acres of fertile arable flood free land with the balance (approx. 65acres) being timbered river flats and gullies.

The property has a beautiful river and waterhole views from the house. The property has never been without water with the backwater and waterholes providing supply through the worst of the recent drought.

The house does need some work, although it's comfortable enough as is. It has 3 bedrooms, 2 bathrooms, and a large open plan living area with separate rumpus room.

The kitchen has a breakfast bench and opens out to a spacious rear deck with great views. It's also serviced by a small cold room adjacent to the deck and kitchen.

The large paved outdoor area links to an outdoor toilet and mud room. There is ducted evaporative air conditioning throughout and 2 fireplaces. Flooring is a combination of polished hardwood and tiles.

The house is supplied by rainwater, it also has Telstra landline access, mobile and internet service & Power is 3 phases.

There was a working table grape vineyard and a blueberry enterprise situated on 35 acres of arable land. But the owner has cleared the land now.

There is a 3-phase water pump to supply irrigation to the horticulture and this is delivered through 100-150mm underground mains. There is also a solar pump for supplementary water supply.

The irrigation infrastructure could be utilized for a range of alternative cropping options.

There is extensive shedding, including room for 4 cars, lock up shed and open workshop.

The modern packing shed incorporates a 24-pallet cold-room and has 2 large roller doors sufficient for truck access.

There are smaller sheds serving as workshop and equipment storage sheds and could be converted back to horse stables.

Features:

- High security water allocation- more detail available upon request.
- 400m of river frontage
- 600m of creek access
- 600m of road frontage
- 2 driveway access points
- Lot 1... 30.45...HA... on RP 184259
- Lot 4...9.14... HA.... on RP184259

PLEASE CALL KEVIN OR JENNIFER, SEVEN DAYS A WEEK FOR MORE INFO.

THANKS FOR LOOKING AND HAVE A GREAT DAY.

** Lamonds Real Estate, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries**