

1325 Wolfram Road, Dimbulah, QLD, 4872



Rural For Sale

Tuesday, 24 September 2024

1325 Wolfram Road, Dimbulah, QLD, 4872

Bedrooms: 7

Bathrooms: 3

Type: Rural

140 ACRES LIFESTYLE + HAY FARMING ON THE WALSH RIVER!

Located not far from the township of Dimbulah, this beautiful and lucrative 140 acre farming opportunity is on the banks of the Walsh River and is the perfect balance of income and lifestyle. The property has two separate dwellings, plus shed and farming infrastructure for Rhodes grass hay farming and passionfruits.

- 140 acres total (22 acre paddock of Rhodes grass, 50 acre paddock of Rhodes grass, 40 acres under TNL centre pivot irrigator with end gun, 2 x 15 acre paddocks used for horses & cattle, 40 acres of bushland for exploring & motorbike riding).
- 400m Walsh River frontage
- Solid set poly underground
- Infrastructure for 1000 passionfruit (not in production only infrastructure)
- 350 Lime Trees (not in production)
- 55 horse power pump 6" pvc mainline Granite Packing line for Limes and passionfruit
- Main house offers a partly renovated 3 Bedroom, office & new kitchen
- Newly renovated 2 bedroom cottage
- 2 bedroom barracks to the shed with toilet & bathroom
- Large tobacco barn shed in great order
- Packing shed with separate extra shed

A 100 megalitre water allocation is also available, however is not currently included in the purchase price (this allocation can be purchased separately, valued at \$3200-3300 per meg).

Contact agent Katrina Kazim from Explore Property today on 0400 710 639 to arrange an inspection or for further information.