

22 Nara Boah Water Hole Road, Goombungee, QLD,
4354



Rural For Sale

Tuesday, 24 September 2024

22 Nara Boah Water Hole Road, Goombungee, QLD, 4354

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Rural



Errol Luck
0427561678



Geoff Byers
0746709685

Rural Lifestyle Close to Town

EOI Close 2pm Thursday 24th October 2024 (If not Sold Prior)

"Nara View" is well located just 6 km to Goombungee, 15km to both Oakey & Kingsthorpe & 35km to Toowoomba. Mail Service from Oakey or Collection from Goombungee. School bus runs to Oakey & Toowoomba Schools.

Country:

Fertile ex cultivation & gently sloping ridge grazing with native & improved Pastures. Approx. 60 Acres could be cultivated. Current owner currently running approx. 30 Head of Steers.

Area: 62.2 Ha (153 Acres. approx)

Water:

Solar Bore, Approx. 150mtr deep - Tested at 594 GPH

Bore Drilled in 2008 (Bore Log Available)

2 x 5000 Gal Poly Header Tanks for Bore

Reticulated to 6 Concrete Troughs & House Yard

20,000 Gal Rainwater at House & Sheds

Fencing:

"Nara View" is fenced into 7 main paddocks, 6 with water.

Fencing is predominantly Timber & Steel Post and 4 Barb

Ranging from good to near new with all boundaries & internal stock proof fencing

Electric Fencing runs around majority of property

Livestock Handling:

Steel & Timber Cattle Yards, complete with loading ramp, Undercover Crush & Race

Smaller Holding Paddocks flowing to the yards

Home:

The executive style homestead is positioned in the centre of the property to capture the commanding rural views to the north and east

Evaporative Ducted Cooling

Wood Heater

Formal Lounge

Family Living Area

Separate Office

Large Country Kitchen, Tassie Oak Cabinetry with smart stone bench tops

WI Pantry

Dishwasher

Electric Cooktop & Oven

Large Outdoor Entertaining Area / 4 Car Accommodation

Sheds:

Approx. 8mtr x 18mtr Fully Enclosed Steel Workshop 3 Phase Power, wired to install Solar

Approx. 14mtr x 18mtr Machinery Shed

"Nara View" offers diverse opportunities with close proximity to major centers. Do Not miss the opportunity to secure a near new Home and Assets

Private Inspections by Appointment

Errol Luck - 0427 561 678

Geoff Byers - 0437 732 494