

80 Boggs Road, Highland Plains, QLD, 4401

Rural For Sale

Friday, 16 August 2024

80 Boggs Road, Highland Plains, QLD, 4401

Bedrooms: 2

Bathrooms: 2

Parkings: 6

Type: Rural



Zac Turley
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Ultimate Adventure & Privacy Retreat: 160-Acre Estate with Endless Potential

IN-ROOM AUCTION ON WEDNESDAY 18TH SEPTEMBER @ 12PM - IF NOT SOLD PRIOR.

Location: 429 South Street, Harristown, QLD 4350 (Elders Livestock Office)

Discover a lifestyle where adventure meets tranquility. Set against a breathtaking backdrop with sweeping panoramic views, this property offers a rare blend of business and leisure opportunities. It's the perfect retreat from the city's hustle and bustle, yet conveniently located just 11 minutes from Goombungee and 45 minutes from Toowoomba, ensuring you're never far from modern amenities.

Just a stones throw from this property, you'll find the charming rural town of Goombungee. Known for its peaceful atmosphere and welcoming community, it offers a delightful escape from the city. The main street is lined with picnic spots, grocery and boutique shops, fuel station, antique stores, a post office, a cozy coffee shop, and even an art gallery. The town is also home to the historic Pioneer Arms Hotel, a country pub dating back to 1897, where you can enjoy a hearty meal and warm hospitality. So it's safe to say, everything you could need is close to home.

Built in 2016 with top-quality materials including besser brick, steel, and concrete, this property boasts a wealth of features such as an expansive multipurpose shed, ample rainwater storage, and outstanding improvements. Although the home is currently offering two large bedrooms, it is approved as a three bedroom build. Our genuine sellers have cherished this property for nearly 20 years, but now it's time for their chapter to close, creating a rare opportunity for a new owner.

This is your chance to acquire a truly unique property-one that you can move into immediately or personalise to your tastes. Act quickly, as this property will be sold at public auction on September 18th at 12 pm if not sold prior. Early offers are not just welcomed, they are encouraged.

Don't let this exceptional opportunity slip away. Contact Zac Turley or Jack Mantova today for further information or to schedule your inspection and secure your chance to own this extraordinary estate, where adventure and privacy seamlessly combine.

Location:

- 11 minutes to Goombungee.
- 14 minutes to Oakey.
- 32 minutes to Highfields.
- 45 minutes to Wellcamp Airport.
- 45 minutes to Toowoomba.
- 50 minutes to Dalby.
- 1 hour 35 minutes to Brisbane.

Property Overview:

- Area & Tenure: 64.75 Ha – 160 Acres.
- Soil: Predominantly sandy loam forest ridge scrub soil with clay subsoils.
- Cultivation: Nil at present.

Water & Infrastructure:

- Water Supply: Impressive water storage with 10 x 5000-gallon rainwater tanks (9 connected to the main shed complex).
- Bore: Equipped with a submersible pump, generator-operated, delivering approximately 3000 litres per hour.
- Dams: 3 strategically placed dams with excellent runoff access.

Dwelling:

- Construction: Large, robust besser brick/concrete home built in 2016.

- Bedrooms: 2 large bedrooms, with the potential to convert the second into 2 rooms, making it a 3-bedroom home.
- Bathrooms: 2.
- Living & Dining: Spacious areas with high, raked ceilings (4.2m – 3m).
- Outdoor Areas: 2 expansive alfresco areas, one equipped with an outdoor kitchen.
- Security: High-security fencing, comprehensive camera system.
- Additional Features: Separate outdoor shower and toilet, large power bank/solar system, chicken coops, garden shed, outdoor BBQ area, floodlights throughout the yard, and a variety of producing trees (listed below).
- Unique Feature: 2000 ft ultralight runway.
- 240 volt water pump for gardens.
- House operates on filtered rainwater and is equipped with a solar hot water system.

Improvements:

Machinery/Workshop Hangar: Approx. 36 x 14 metres, with potential second-story living with living/dining room, potential bedroom, toilet and balcony area subject to relevant TRC approvals. A large workshop area, and attached 40 foot containers on either side. Shed peak ceiling height at 5.5m with 3.6m roller door clearance. This space can house up to 6 vehicles in undercover carports and is ideal for a home business or warehouse.

Fruit Trees:

Fig, lime, grapefruit, blood orange, navel orange, mandarins, seedless lemon, macadamia, mulberry, guava, avocado, apple, olive, tamarinds.

Herbals:

Galangal, sweet potato, lemon grass, aloe vera, oregano, rosemary.

Cattle Yards:

Located in the northeastern corner with head bail, loading ramp, and separate truck access. The property has previously supported 37 head, comfortably carrying 20.

Property rates:

- General net 1/2 yearly: \$826.67

School catchment:

- Primary school: Goombungee State School.
- High school: Highfields State Secondary College.

Advertising Disclaimer:

We have made every effort to ensure the accuracy of the information provided here. However, we disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers are advised to independently verify all details before making any decisions.