

84 Saint Kilda Road, Tirroan, QLD, 4671



Rural For Sale

Tuesday, 17 September 2024

84 Saint Kilda Road, Tirroan, QLD, 4671

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Type: Rural

Family home with ESTABLISHED LYCHEE TREES ON 2 HA

This well maintained and established lychee hobby farm is beckoning your inspection today. The property is situated a short drive from the rural township of Gin Gin QLD - A food hub of our incredible fruit & vegetable growing region.

Upon entering the property, you will be greeted by the Luscious lychee tree lined driveway leading up to the privacy of your own home. You will absolutely love the fact that all the hard work is already done for you. Purchase now and cash in ready for the new harvest in Summer time. The trees provide spectacular fruit and provide privacy on your own property. You will never grow tired of the views & the serenity.

The home is brick construction with 3 spacious bedrooms & 2 bathrooms including the master complete with its own ensuite.

All bedrooms have large built-in robes, The home has ceiling fans throughout with aircon for all your cooling requirements, the home is fully tiled, for ease of cleaning.

Main bathroom with shower and bathtub for those long soaks after a full day on the farm and a separate toilet for convenience. The laundry has a good fit out, with useable and functional space.

A well-appointed kitchen overlooks the backyard with bush setting views in the backdrop - there are no neighbours in site!

With a growing season producing up to 3 ton of fruit annually, this farm will absolutely fill your bucket! Not only producing Lychees, but also Bowen Mangoes. The farm has a cold room for all your fruit storage needs. The large 4 bay farm shed allows for ample room for all your farming equipment and storage needs.

Water Allocation to the property included is a 10 megalitre Sun Water allocation. Full irrigation is set up through the lychee farm. There are 20 x 100 metre rolls of netting that will be included in the sale. Everything is all setup and is low maintenance to run with ease.

At a Glance

- Land size 2 Hectares
- 3 Bedroom Brick home with 2 bay attached carport
- Beautiful, landscaped gardens & grassed areas throughout entire property
- Master bedroom with ensuite, large built-in robes, fans & aircon
- Bedroom 2 & 3 - spacious with built-in robes, fans - office nook in Bedroom 2 and aircon in Bedroom 3
- Main bathroom with shower and bathtub, vanity and separate toilet
- 6.6 Kw solar system (ensuring low electricity accounts)
- Fully irrigated
- Rainwater tanks
- Septic system
- 10 megalitre Sun Water allocation.
- Abundance of Kwai Mai Pink lychee trees & other varieties (14 years old)
- Bowen Mango, lemon and citrus trees
- 4 Bay high clearance farm shed with power 16 m x 8 m
- Cold room for fruit storage
- Netting & associated equipment (20 or so x 100 metre rolls)

- Rates \$882 per half year

This is an opportunity to secure an acreage property with a spacious home and plenty of fruit, with low rates, and an income close to a great local community. Close proximity to the town of Gin Gin and Bundaberg for primary & secondary schools, hospitals, medical, shopping, hotels and local businesses just to name a few. An absolutely picture-perfect

property for your family to run free growing up with ample space and plenty of sunshine.

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The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.