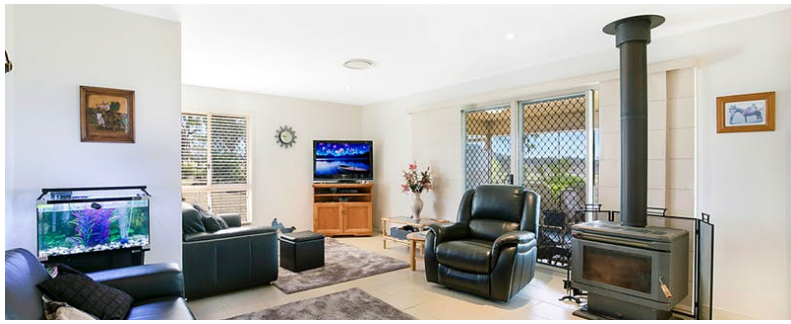

164 Palmer Road, NOBBY, QLD, AU 4360

Allandale - When Quality and Diversity Counts!

81.39 hectares, 201.11 acres

Situation: Positioned 35km south of Toowoomba

Facilities: 3 phase power, 5 day mail, Toowoomba school bus 2km. The home switchboard is wired for a generator.

Area & Tenure: 81.39 ha 201.11 acres in 2 lots

Country: An extremely productive parcel of dark brown to black soil types. The owners have successfully planted Lucerne into areas of the grazing country.

Cultivation: Large areas of the property could be farmed if required. At present approx. 50 acres are planted to forage sorghum and approx. 50 acres is fallowed for oats.

Water: Equipped bore via a windmill which delivers water to 2 x 5000 gallon head tanks, water is then gravity fed to the stock troughs, home, gardens and a small holding tank which supplies a trough.

Rain water storage. 4 x 5000 gallon tanks at the home/garage. 2 x 5000 gallon tanks at the stable complex. 2 x 5000 gallon tanks at the machinery shed.

TYPE: For Sale

INTERNET ID: 18454535

SALE DETAILS

$1,425,000

CONTACT DETAILS

Elders Real Estate Toowoomba
202 Hume Street
Toowoomba, QLD
07 4633 6500

Trevor Leishman
0427 598 106

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Fencing: The property is very well fenced and divided into paddocks of various sizes.

Yards: 2 sets of cattle yards. No. 1 home block - As new portable panel construction, features 3 pens, forcing yard and RPM crush & loading ramp. Water at yards. No. 2 steel cattle yards, 3 pens, forcing pen, race, loading ramp and stock trough.

Homestead: An extremely well positioned and designed lowset brick home. Approx. 30 squares in size. Features include 3 bedrooms, the main is large and has a walk through robe and ensuite. Professionally fitted out office, large media/games family room. A delightful American oak Kitchen complete with all the modern conveniences and a large timber display cabinet. The kitchen is conveniently positioned adjacent to the large open plan living area which has a wood heater. The home has a fully ducted air conditioning unit. A large enclosed area is positioned adjacent to the kitchen and living room. The home is positioned in a protected elevated fenced garden setting which offers sweeping views over the neighbouring countryside.

Improvements: 5 bay 4 roller door enclosed garage. Enclosed high clearance machinery storage ex-grain shed. 2 x silos with steel sides and 3 silos with mesh sides. Old machinery/storage shed.

17m x 7m 3 sided 4 bay hay shed.

Plant: Stable complex - 12m x 20m enclosed high clearance complex. Drive through or side roller for horse and machinery movement. 7 extremely well built 4m x 4m boxes plus feed and tack areas. Adjacent to the complex are 7 pens, a round yard and an electric 6 horse walker.

Remarks: ‘Allandale' is a very well improved and a proven performer in the cattle and horse sectors. Couple this with being in 2 titles and its close proximity to Toowoomba makes it a must to inspect.

- Land Area 81.39 hectares
- Bedrooms: 3
- Bathrooms: 2

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PROPERTY OVERVIEW

Yards	Sheep, Cattle, Other

HOMESTEAD

Bedrooms	3
Bathrooms	2

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