



## 50 Newton Road, ATHOL, QLD 4350

When Position, Water & Privacy matters - "Fleetwood" ticks all the boxes!

**10.52 hectares, 25.99 acres**

Situation: 17kms to Clifford Gardens & 10 mins to Bunnings West.

Facilities: 17 panel solar panels into grid. Daily mail and school bus.

Rates: \$910.00/half yearly

Country: Rich creek flats of dark soils rising to basalt ridge with shade trees.

Cultivation: Approx 20 acres if required, but most planted to pasture at the moment.

Water: Bore No.1 - 84 metre standing water level 41m. Pump set at 50m tested 6000GPH currently 3600GHP supplying most paddocks, house and garden.

Irrigation: 14 megs allocation

Fencing: Subdivided into 8 paddocks with plain wire and netting with 75 x 75 RHS posts. Most paddocks pasture or natural grass, some planted to millet.

Homestead: 4 bedroom, main with ensuite. Tassie oak kitchen, polished cypress floors,

**TYPE:** Sold

**INTERNET ID:** 18476989

**SALE DETAILS**

**\$875,000**

**CONTACT DETAILS**

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

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open plan living with separate sitting areas from formal entrance. 2 North facing decks and full verandah on the western side plus air conditioning and wood heater.

Improvements: Single bedroom fully contained granny flat with carport. 12m x 12m stables with 4 boxes plus feed and tack area or 2 more boxes. Covered round yard, vet crush, several day yards, 4 bay steel machinery shed with 2 roller doors and 2 open bays. 14m x 8m 4 bay shed joins a shipping container plus railway carriage tool room, with carport. Approx. 9m x 6m lockup garage and garden shed.

Remarks: A very well appointed renovated 4 bedroom timber home with polished floors in kitchen, dining and main bedroom. Formal entrance from deck into sitting room for entertaining guests. Kitchen opens onto covered deck for BBQ's and family gatherings, ducted vacu-maid, plus a single bedroom, fully contained cottage for guests or family.

A very well set up stable complex boasts 4 rubber lined boxes, several day yards, covered round yard, machinery shed, ute & float shed. Quality potable water with a 14 meg licence.

- Land Area 10.52 hectares
- Bedrooms: 4
- Bathrooms: 2



## PROPERTY OVERVIEW

**Yards** Sheep, Cattle, Other

## HOMESTEAD

**Bedrooms** 4

**Bathrooms** 2





