



## 356 Mount Larcom - Bracewell Road, MACHINE CREEK, QLD 4695

Country Comfort Pet Resort - Established Boarding Kennels With State Of The Art Infrastructure

**62.58 hectares, 154.64 acres**

### Location:

Wingillie is located just 3.5 km west northwest from Mt Larcom on the Mt Larcom Bracewell Rd and 75 kms south of Rockhampton and 27 kms north of Gladstone

### Business

"Country Comfort Pet Retreat"

The facility was designed to be able to cater for a maximum of 68 Dogs of all sizes, with pens built ranging from small, medium, large and extra large.

With a rock solid reputation and strong clientele base the business is advertised on Facebook where bookings can be taken along with a phone call. Displaying signage to also generate new business sign boards are located on the Bruce Hwy, Comet and Port Alma along with business cards at various other business located around the region.

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.

**TYPE:** For Sale

**INTERNET ID:** 20476027

### SALE DETAILS

**PRICE DROP**  
**1,190,000.00**  
**NEGOTIABLE**

### CONTACT DETAILS

**Virgil Kenny**  
0427 334100

Business hours are usually 7:00am - 9:00am for drop off and 4:00pm - 6:00pm to pickup, with longer hours during the busy times. (Advanced Bookings in place up until Easter & December 2019).

#### Property Description:

Wingillie is 62.58ha (154.64acres) rolling softwood hills

Shire of Calliope Rates of \$1494.60 Annually

#### Country Description:

Wingillie is comprised of gently rolling softwood hills, all of the property has been contoured and ripped and seeded. Prolific stands of Blue Grass, Sabi Sabi, Seca, Siratro and Green panic cover the property

#### Water Infrastructure:

7 dams, 1 large dam spring fed and has never been dry

New Bore with 28 stage 3 phase submersible pump pumping to whole of property including 20 acres irrigated pasture fitted with 10 pod irrigation system. All new PVC mains and 63mm OD blue line poly pipe to whole of property including stock yards, all paddocks and home and surrounds.

#### Improved Pasture:

Wingillie has 20 acres of irrigated improved pasture of Rhodes Grass, Blue Grass and Silk Sorghum plus Seca Stylo and Siratro

Wingillie has been completely improved with Green Panic, Blue Grass, Rhodes Grass, Seca Stylo and Siratro Legumes

All of the property has been contoured to manage water runoff and collects into the dams.

#### Yards and Fences:

Wingillie has been subdivided into 4 paddocks and laneways connected to the Stock yards plus 5 smaller holding paddocks for feeding of stud cattle.

All of the fencing is new. All corner assemblies are steel cattle rail and 4inch box RHS, all new steel galvanized star pickets with caps and 4 wire electric fencing all powered from mains energizer completed by steel gateways connecting to laneway and cattle yards.

Flood lit Cattle yards with Covered Vet Crush, loading ramp, Scales and drafting pound, plus display yards for sale cattle attached

#### Improvements:

Wingillie has a completely renovated and restored 3-bedroom Queenslander with all new wiring, plumbing, electrical appliances and paint. There are wide verandahs on 3 sides overlooking the valley. All rooms have polished floors and are air conditioned. The lounge has a fireplace and split system air conditioning. French doors open on to the verandah from most rooms. The main bedroom has a dressing room and ensuite. There are 2 other bathrooms in the house. A large A/C office allows the owner to work from home.

Outside there is a large covered and concreted entertaining area with BBQ and sensor lights around the whole garden

There is a second Teenagers retreat or Granny flat which is self-contained with its own bathroom and small kitchen and bedroom.

There are 3 hay and machinery sheds, a 40ft X 20ft vehicle and machinery shed and an ex dairy converted to a feed and small machinery shed.

The third shed has its own compound with the feed mixing gear stored; all of the sheds are constructed of steel and are powered.

X6 Stables, Shoeing bay, washdown bay and a Sand Arena.

- Land Area 62.5805 hectares
- Bedrooms: 4
- Bathrooms: 4

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	4



