



## 354 Holley Road, MOUNT MOLAR, QLD 4361

Under Contract - Puggle Park

**34.92 hectares, 86.28 acres**

**Situation:** Positioned on a bitumen road, 35 mins to Toowoomba and 10 mins to Clifton

**Facilities:** 5 day mail, school bus service close by. Wireless internet.

**Area & Tenure:** 34.92 HA - 86.28 Acres

**Country:** Country runs from open grazing to shaded mountain Coolibah, Ironbark and Gum grazing. The property has a steep hill with a large plateau on top which offers superb views of the surrounding country side.

**Water:** Electrically equipped bore, pumps to a 2,000 gallon head tank which gravity feeds to the home and yards.

**Irrigation:** 8,000 Gallons of rainwater storage.

**Licence#:** 66361T - 20 Meg irrigation licence.

**Fencing:** Approx. 7.6HA of the property has been fenced with ringlock and 2 barb. Remainder of the boundary fences are old with areas needing replacement.

**TYPE:** Sold

**INTERNET ID:** 22847192

**SALE DETAILS**

**\$530,000**

**CONTACT DETAILS**

**Elders Real Estate  
Toowoomba**

202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Trevor Leishman**  
0427 598 106

Homestead: Built in 2005, the home features 2 bedrooms and 2 bathrooms. Open plan kitchen and living area fitted with a reverse cycle air conditioner, a 3rd bedroom or craft room is

adjacent to the living area.

Improvements: Old storage building being sold in as is where is condition. Old 3 bay storage shed.

Remarks: 'Puggle Park' is a well positioned property in a scenic location. Close to Toowoomba and Clifton, ideal as a starter block or weekender. Retiring owners are moving to Town.

- Land Area 34.916277 hectares
- Bedrooms: 2
- Bathrooms: 2

## HOMESTEAD

Bedrooms	2
Bathrooms	2



