



158 Budgee Road, EAST GREENMOUNT, QLD 4359

"HILLDALE" Quality Country, Two Titles, Close to Toowoomba

112.06 hectares, 276.89 acres

Positioned on a bitumen road just 30 minutes drive, or 30 kms from Toowoomba's CBD.

With bitumen road frontage, school bus pickup, mail service to your door. Internet access via 4G wireless.

112.1 Ha / 277 Acres in two freehold lots. The country runs from quality dark soil cultivation which gently rises to elevated basalt knoll which offers sweeping views for future house sites if required, along with sweet blue grass grazing. The cultivation area is approximately 100 acres ideal for any cropping your haymaking venture. Balance of country is grazing, of which 70 acres has been pasture improved, largely comprised of Creeping Blue Grass, Couch, and Rhodes.

An Overview of the property includes:

A low-set 3 Bedroom Brick Home

TYPE: Sold

INTERNET ID: 22869855

SALE DETAILS

**Expressions of Interest
Invited**

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Trevor Leishman
0427 598 106

The 1979 built three bedroom low-set brick home features a beautiful new kitchen with Caesarstone benchtops striking glass splashbacks plenty of storage a large pantry, dishwasher, rangehood and electric cooktop and oven. All three bedrooms are built in, the large family room is air-conditioned and has a wood heater. The formal lounge room and casual dining area adjoin the open plan galley style kitchen. A very comfortable family home, complimented by very large spacious living, and a huge covered outdoor entertaining area.

Seven sheds of various sizes and purposes.

Shed 1. An outstanding big facility 40 m x 18 m high clearance steel portal shed with concrete floor throughout, three-phase power, flood lights front and back, a facility suitable for any number of purposes. It includes two rubber lined stables, a mare crush, and wash bay adjacent.

Sheds 2 & 3 are both former piggeries of approximately 40 m x 8 m in size. These represent huge under cover storage area, with potential to use or adapt for your specific needs.

Shed 4. An enclosed 12m x 7m high clearance powered timber framed multipurpose shed with concrete floor. It accommodates the 5 Kw solar inverter and 20 panels on the roof.

Shed 5. A three bay colour bond powered garage with workshop area included.

Shed 6. 10m x 7m 3 sided multipurpose machinery shed, with gravel floor.

Sheds 7. Offers a combination double hay shed totalling 14 x 16m in size, enclosed to the east and western sides.

A quality covered horse yard facility provides an undercover crush and race, 3 yards of steel post and rail, and larger day yard which has rubber lined panelling.

A rubber lined steel round yard, 12 water troughs throughout the combination of no less than 22 day paddocks of various sizes, and yards throughout the property.

Two other smaller utility sheds, are ideal for extra storage on the property.

Water Licence

8 Meg stock intensive water license

Water is supplied from two bores feeding a total of 4 bore holding tanks.

Bore 1 - an electric submersible, at 91m depth pumping approx. 1680 gph.

Bore 2. Solar powered pump, at 133m depth pumping at approx. 640 gph.

Bore Water Head & Holding Tanks include 3 x 5000 gall and 1x 2000 gallon.

Rainwater Tanks - 2 x 5000 gallon poly tanks service the home.

Other inclusions are; a Grain Silo, three large Bird Aviary's with concrete floor and vermin proof walls, a large veggie patch, and park like lawns and trees around the home.

Rates: \$1445.33 half year

An excellent opportunity to purchase a quality property in two titles with a large amount

of infrastructure in place. Wherever your rural acreage interest lies, this property is a must to inspect.

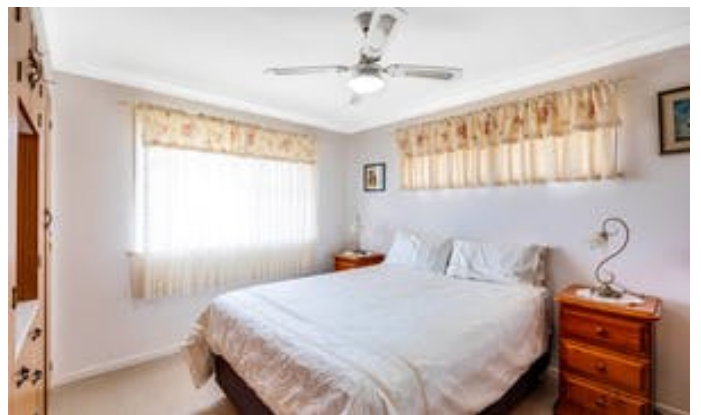
- Land Area 112.057454 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1











158 Budgee Road, Budgee

This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon. Floorplan by Statik Illusions.

Internal 164m² External 69m² Total 233m²

