



1237 Umbiram Road, SOUTHBROOK, QLD 4363

40 ACRES Prime Lifestyle, Large Shed, Bore, Close to Toowoomba

16.19 hectares, 40.00 acres

Rarely do such special 40 Acre Lifestyle properties become available for sale in the position and of this calibre of this block. Ideally positioned just 15 minutes from Toowoomba, and approximately 12 kms out from the Wyreema Store on the Wyreema Umbiram Road on good double lane bitumen road. It's just a further 10 minutes on to Pittsworth and all of the conveniences there. Enjoy country lifestyle living at its best with the convenience of quick access into the city.

The property's infrastructure is just 7 years old, and features a high clearance 24 x 12m machinery shed including enclosed lock up workshop, with 3 phase power, and 4.4m clearance to the open bays. The shed is fitted internally with 4 x WD industrial lights, and floodlight over the surrounding area and nearby horse wash bay.

The whole property is well fenced commencing with the feature post and cattle rail entry leading you up the central driveway, with a total of seven separate grazing paddocks all fenced in split post and 4 strand barb wire on either side, and to the top and rear of the property. The country gently rises from soft chocolate former cultivation grazing paddocks up to an Ironbark basalt ridge with a superb selection of spaced shade trees.

Your choice of a number of excellent home sites are available on the block, with

TYPE: Sold

INTERNET ID: 300P106304

SALE DETAILS

**Expressions of Interest
Closing 28th Feb.**

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Murray Troy
0400 772 210

beautiful country panoramic views in all directions.

A set of double horse stables each have walk in walk out day yards finished in high post and rail fencing for the largest of horses or livestock.

An ideal mix of grasses including kikuyu, couch, urochloa, paspalum, and bluegrass cover the property. Complete with a windmill over the beautiful soft water bore supplies a header tank from which underground reticulated water feeds troughs in each paddock. A 5000 gallon rainwater tank fills off the big machinery shed.

Rates: \$679.54 per Half Year

EXPRESSIONS OF INTEREST CLOSE 28TH FEBRUARY 2023, If not Sold Before.

Prior Offers are Invited.

A property and an opportunity not to be missed.

Arrange your personal inspection by calling Murray Troy of Elders Real Estate on 0400772210.

- Land Area 16.187426 hectares





