



## 6 Garthe Road, AUBIGNY, QLD 4401

'Rawbell' Superbly positioned, for a variety of uses, with a Irrigation license and classic Queenslander home.

**Situation:** 40 km Toowoomba, 9 km Oakey & 32 km Pittsworth.

**Facilities:** 240V rural power, school bus to Oakey at gate, broadband satellite TV, 5-day mail

service, wheelie bin service.

**Area:** 32.38 Hectares - 80 Acres

**Country:** Runs from soft black soil flats gently rising to reddish brown Coolabah shaded ridge

grazing country.

**Cultivation:** Approximately 48 acres of cultivation available if required, nil at present.

**Water:** 2 Equipped bores. No. 1 Bore equipped with windmill approx. 36m (6 lengths of pipe) deep.

**TYPE:** Sold

**INTERNET ID:** 300P107701

**SALE DETAILS**

**\$1,100,000**

**CONTACT DETAILS**

**Elders Real Estate**

**Toowoomba**

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Toowoomba, QLD

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supplying 2 x 5,000\* gallon poly head tanks, water is gravity fed to the numerous watering points and house yard.

Irrigation: 26meg license, equipped bore via electric start Deutz DSL engine and pump. 90m deep pumping approximately 6,000GPH. Water is pumped to the windmill pipeline which supplies 2 poly head tanks on the hill.

Fencing: Subdivided into 7 paddocks, mix of electrified boundary with some ring lock & hinge joint.

Homestead: Spacious Queenslander, circa 1906. Restumped on adjustable steel stumps. Features 3 Bedrooms plus sleep out, master with ensuite & walk in robe. The Kitchen is spacious and fitted with a delightful Tasmanian Oak kitchen. Which has electric stove, combustible wood stove and dishwasher. Office/storage area is adjacent to the Kitchen. Living areas lead onto the verandah which offer views over the property. Air conditioning consists of 3 split a/c units plus 2 wall a/c units in the children's bedrooms.

Improvements: 80' x 35' Machinery shed with gravel floor, workshop with 30' x 12' skillion, tractor shed attached. 40' x 24' 3-sided hayshed 27' x 15; floored barn on stumps. Solar system, 2.09KW with 2.5KW inverter. Stables with walk in, walk out, day yards. Dog kennels with large runs (ex-dairy shed).

Hardstand area: The sellers have spent a considerable amount of money building a large hard stand area currently used for the storage of numerous Trucks, Trailers, B/doubles and road train combinations. This area is perfect for those who need a large area for building or storage requirements.

Remarks: 'Rawbell' is a very well positioned property that has frontage to the B/double/road train rated Oakey-Pittsworth Road. Couple this with the improvements, Irrigation license, 2 bores and soil type, makes this a property suited to a variety of uses.

- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

Bedrooms	3
Bathrooms	1













