



## 104 Warrubullen Road, WARRUBULLEN, QLD 4871

High Quality Cattle and Lifestyle Property

**67.67 hectares, 167.21 acres**

Premium Cattle and Lifestyle Property â## "Warrubullen"

An exceptional opportunity to secure approximately 67 hectares (167 acres) of prime cattle country, ideally located near Innisfail and the Atherton Tablelands.

Property Highlights:

- Well-Developed Grazing Land: Divided into 13 fully fenced paddocks featuring high-quality tropical grasses and established pastures including Mekong, Brizantha, V8 Stylo, Signal, Setaria, Pinto Peanut, and Humidicola.

- Cattle Infrastructure:

Undercover steel yards equipped with crush, scales, and full loading facilities make this a turnkey cattle operation.

**TYPE:** Under Contract

**INTERNET ID:** 300P129072

**SALE DETAILS**

**Under Offer**

**CONTACT DETAILS**

**Elders Real Estate  
Innisfail**

Lot 4 Goondi Mill Road  
Innisfail, QLD  
07 4063 4900

**Andy Jones**  
0482 942 642

- Machinery Storage: A spacious 4-bay open machinery shed offers ample space for tractors, trailers, slashers, and spreaders.
- Reliable Water Supply: Four strategically placed dams and a bore ensure consistent year-round water availability.

• Natural Attractions:

Enjoy your own private waterfalls and swimming holes – the perfect place to cool off and unwind in a peaceful, natural setting.

• Panoramic Views:

Stunning views stretch from the surrounding mountains to the offshore islands – a true feast for the eyes.

Lifestyle and Potential:

- A comfortable 3-bedroom, 1-bathroom home is ideally positioned to capture sea breezes and sweeping views, with generous outdoor living areas.
- Future development opportunities abound (STCA) – consider a second residence or eco-tourism cabins.

Location Benefits:

- Just minutes to Innisfail and the local cattle markets.
- Easy access to Mourilyan Harbour for fishing enthusiasts.
- Nearby attractions include ETTY Bay, Mission Beach, and the Atherton Tablelands.
- Only 80 minutes to Cairns International Airport.

Inspection is Essential:

To truly appreciate the scale, infrastructure, and natural beauty of "Warrubullen," a private, escorted inspection is highly recommended.

Contact:

Andy Jones – 0482 942 642

- Land Area 67.67 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>







