



Lot 50 Rosenberger Road, WYREEMA, QLD 4352

140 Acres of Quality Picturesque Versatile Country! Located only 15 minutes from Toowoomba!

56.66 hectares, 140.01 acres

Lot 50 Rosenberger Road, Wyreema

Conveniently situated a mere 1 km from Wyreema, 11 km from Drayton Woolworths Shopping and Medical Precinct and 17km from Toowoomba City.

Area 56.66 Ha | 140.00 Acres in 1 freehold lot.

Property has a wide frontage to Rosenberger and Hoffmans Road.

House sites - due to the elevation of the property there are numerous scenic house sites that provide excellent views for your future home.

Country - Topography of the country runs from the elevated cultivation of approximately 90 acres (which is currently leased for this year's sorghum crop). Soil type is predominantly black to a brownish basalt soil renowned for growing numerous crops or

TYPE: For Sale

INTERNET ID: 300P191641

SALE DETAILS

**Offers Above
\$3,000,000**

CONTACT DETAILS

**Elders Real Estate
Toowoomba**
202 Hume Street
Toowoomba, QLD
07 4633 6500

Trevor Leishman
0427 598 106

improved pasture the contour banks have been recently maintained. The balance of the country is used for grazing which has areas of improved pasture, the treed canopy offers very good protection for stock in the summer and winter months.

Fencing - Boundary fencing is good and internal fencing divides the property into 3 paddocks being the cultivation, a small orchard leaving and ridge the larger grazing paddock.

Water - Equipped stock bore via a windmill. Good soft water, 60 ft deep, water is pumped to 2 poly app 30,000 ltr tanks which gravity feeds to water troughs. A good stock dam of approx. 10 Meg in capacity is well positioned in the grazing paddock to capture any overland flow. The dam has been desilted .

Comments - Wherever your rural acreage interest lies this property ticks all the real estate boxes and is suited to a wide variety of users all positioned in a very enviable location to the "City of Toowoomba".

The property is now surplus to the sellers' requirements and is offered for sale.

- Land Area 56.66 hectares



