



## 134 Nollers Road, SILVERLEIGH, QLD 4401

"Nirvana" Executive Living on Productive, Picturesque Country

**40.59 hectares, 100.29 acres**

Situation: 45km Toowoomba, 34km Highfields, 18km Oakey, 10km Goombungee and 75km Dalby.

Facilities: 4.5 kilowatt solar panel system with 12 x 2 volt batteries to home, self-contained Granny flat, workshop and shed (8 KVA backup generator in place). Mains power supplies equipped electric bore and old seed/storage shed, full mobile phone reception, daily mail and school bus at front gate.

Area & Tenure: 40.58 HA 100.29 Acres

Rates: \$441.24 ½ yearly.

Country: Extremely productive parcel of undulating, selectively cleared soft wood scrub country complete with a number of older established bottle trees. The property has an outstanding coverage of Bissett Blue grass, Rhodes glass, Gatton and Green Panic.

**TYPE:** Sold

**INTERNET ID:** 300P40532

**SALE DETAILS**

**EOI closing 11am  
Tuesday 26th July**

**CONTACT DETAILS**

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

**Trevor Leishman**  
0427 598 106

Renowned fattening country.

Cultivation: Approximately 70% of the property has been contoured and farmed in the past, all grazing now.

Water: Electrically equipped bore, 68.5mt deep, SWL 23mt, pump set at 47mt, pump set to pump app. 790 GPH to 3 storage tanks that supplies the cattle troughs and garden. 95,000 litres of rainwater storage for the home. Rainfall is app. 28" per annum.

Fencing: Property is divided into 6 permanent paddocks which are subdivided into 20 cell grazing paddocks.

Yards: Steel panel cattle yards which are fitted with a Vet Crush, scales and loading ramp.

Homestead: Very attractive 4 bedroom home built in 2014. The home features 3 bedrooms all with build-ins. The fourth room is currently being used as an office. The large main bedroom has a walk-in robe, adjacent the 2 way bathroom. Spacious open plan area caters for the very functional kitchen which is central to the dining and living area, sunroom, and formal lounge. A wood heater warms this area in the cooler months. Other features include bathroom, powder room, 2 toilets, laundry, pantry and linen cupboard space, ceiling fans, North/East facing patio and single attached carport.

Improvements: Fully self-contained 1 bedroom Granny flat. 18m x 9m 5 bay steel shed with full concrete floor and lock up bay. 20ft storage container and old seed/storage barn.

Remarks: "Nirvana" is a very productive farm that has well developed pasture in place. The home has an enviable easterly outlook over the property and surrounding countryside conveniently positioned to Toowoomba.

Contact: Mick Cuskally 0427 583 318 or Trevor Leishman 0427 598 106

- Land Area 40.585923 hectares
- Bedrooms: 4

## HOMESTEAD

Bedrooms	4
Bathrooms	0







