



440 Chewko Road, MAREEBA, QLD 4880

80.93 Acres Horticultural Property with Expansion Potential

32.75 hectares, 80.93 acres

80.93 Acre Multi Use Property with Expansion Potential

Combining convenience, productivity and future potential, this 80.93 acre farm features established mango and pomegranate orchards with quality infrastructure, channel water supply, and two residences. With additional cleared land available for development and well established equine facilities, the property offers a balance of commercial farming, lifestyle, and investment appeal.

The main residence has been beautifully renovated and features a modern kitchen with Italian tiled walls and benchtops, lounge room with feature walls, ceiling fans throughout, air conditioning in the lounge and master bedroom, a fully tiled bathroom, a spacious two bay carport and a front patio.

Farm Infrastructure & Land:

- Approximately 32.75 hectares (80.93 acres)

TYPE: For Sale

INTERNET ID: 30P2019

SALE DETAILS

\$2,150,000

CONTACT DETAILS

Malanda

21 James Street, Malanda

Malanda, QLD

07 4096 5666

Taylor Taylor

- 3,000 producing variety pomegranate trees
- 1,000 pomegranate trees expected to commence production within 18 months
- 500 Ruby Red pomegranate trees expected to commence production within 18 months
- 1,000 mature Kensington Pride mango trees in full production
- 200 mature Keitt mango trees in full production
- Additional cleared land available for future cropping or development
- Approximately 10 hectares of cleared arable land currently utilised as horse paddocks
- Soils comprising Narcotic and Walkamin Sandy Phase soil types
- 37 Megalitre water allocation from channel supply
- Approximately 20 Meg farm dam
- Bore producing approximately 2 litres per second
- Irrigation system with 6 inch mainlines and risers
- Pump shed with Rivulis filtration system and diesel pump
- 18m x 16m high-clearance lockable shed with concrete flooring and three-phase power
- Tobacco barns and additional farm shedding
- Fully fenced horse paddocks
- Generous steel horse stables
- Horse arena 80m x 40m

1st Residence:

- Renovated masonry block with 3 bedrooms and 1 bathroom
- Fully tiled modern bathroom
- Beautiful kitchen with Italian tiled walls and benchtops
- Separate lounge with Italian tiled feature walls
- Split system air conditioning in living area and master bedroom
- Large new high clearance garage
- Fully fenced house yard with dog proof mesh fencing

2nd Residence:

- Timber frame construction with external cladding
- 2 bedrooms and 1 bathroom
- Currently leased at \$360 per week

Located just 5.8km from Mareeba CBD, this versatile property represents an

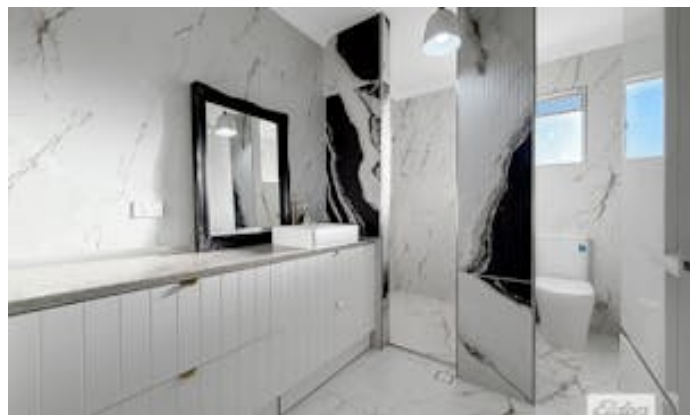
opportunity to acquire an established farm with potential for future development, while also offering the lifestyle upsides of living in the beautiful countryside of the Mareeba Shire. Whether expanding a farming portfolio, investing in horticulture, or embracing a rural lifestyle with income potential, this property delivers on every front.

Call Elders Agent Taylor Taylor on 0477415031 for more information or to schedule an inspection.

- Land Area 32.751209 hectares
- Bedrooms: 5
- Bathrooms: 2

HOMESTEAD

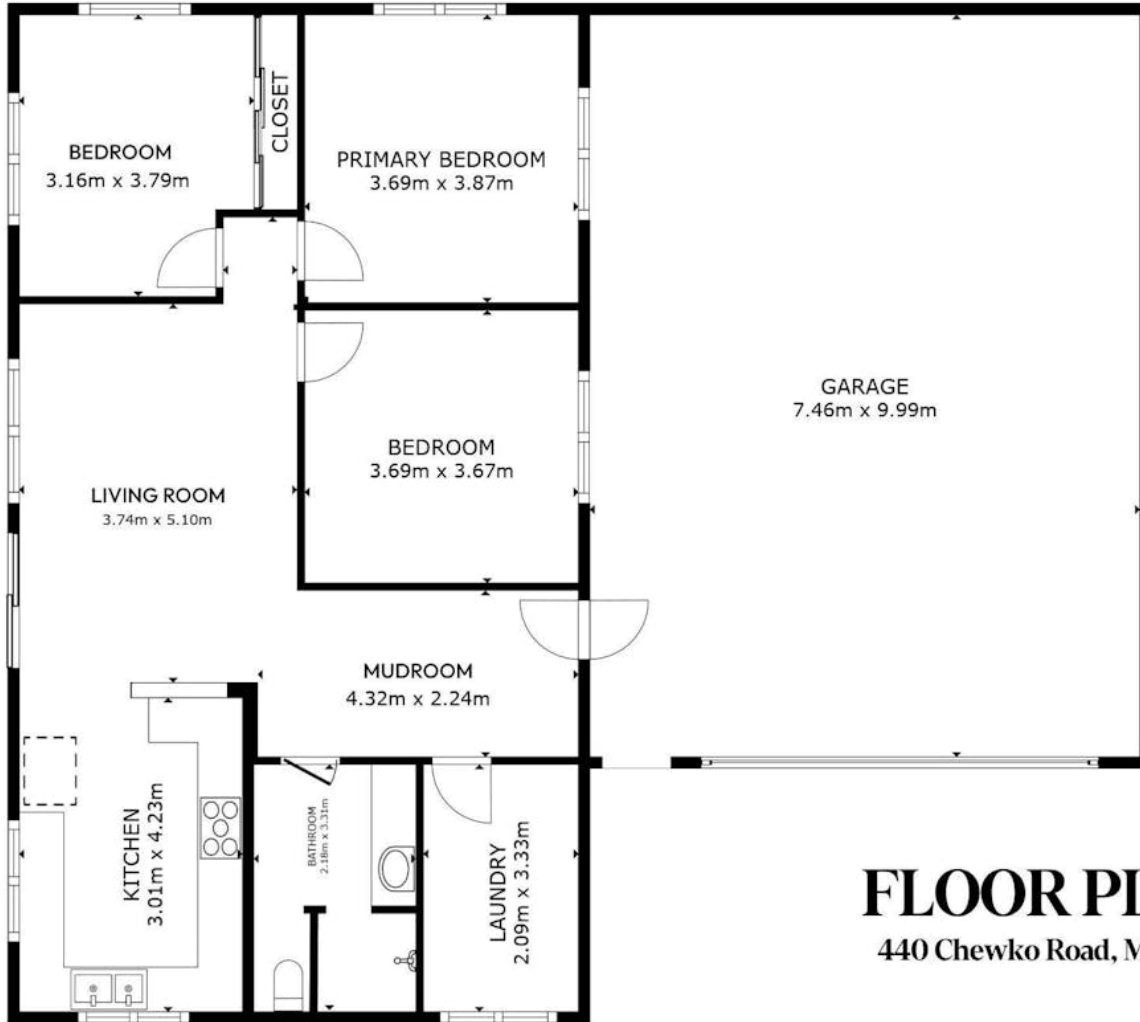
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FLOOR PLAN

440 Chewko Road, Mareeba