



67 Dunn Road, STANTHORPE, QLD 4380

"Alloura-Q" Productive Southern Downs Grazing Opportunity!

126.60 hectares, 312.83 acres

Set in the highly regarded Southern Downs region, "Alloura-Q" presents an outstanding opportunity to secure 126.67 hectares (approximately 313 acres) of quality grazing country, ideally suited to cattle production or as a lifestyle grazing enterprise.

The property features a balance of open to semi-open native grazing country, complemented by attractive granite outcrops and established shelter belts that provide excellent stock protection while enhancing the natural beauty of the landscape. There is scope to further improve productivity through the establishment of improved pasture species.

A reliable water supply is provided by Hardy's Creek, which traverses the property, together with several strategically located stock dams, ensuring year-round water for livestock.

Infrastructure has been thoughtfully developed for efficient livestock management and includes:

TYPE: For Sale

INTERNET ID: 53P1410

SALE DETAILS

\$989,000

CONTACT DETAILS

**Elders Real Estate
Warwick**
139 Palmerin Street
WARWICK, QLD
07 4667 8200

Andrew Williams
0429 004 299

- * Timber and steel cattle yards with a new steel cattle crush
- * Timber hay shed featuring a new concrete floor
- * Five well-fenced paddocks allowing for easy rotational grazing and stock management

Conveniently positioned just 30 minutes south of Warwick and 20 minutes north of Stanthorpe, the property enjoys easy access to livestock selling centres, schools, healthcare, shopping and the full range of regional services while still offering the peace and productivity of a genuine rural holding.

Whether you're looking to expand an existing grazing operation, establish a productive rural lifestyle property, or invest in quality Southern Downs country, "Alloura-Q" is a property well worthy of inspection.

- Land Area 126.6 hectares



