



60 Mulgowie Road, LAIDLEY SOUTH, QLD 4341

Prime 45-Acre Irrigation Farm in the Mulgowie Valley

18.41 hectares, 45.49 acres

Positioned in the highly sought-after and tightly held Mulgowie farming district, this exceptional 45-acre property presents a rare opportunity to secure premium cultivation country in one of Queensland's most fertile agricultural valleys.

Ideally located just over an hour from Brisbane and approximately 45 minutes from both Ipswich and Toowoomba, this productive property combines quality soils, reliable water and excellent infrastructure, making it an outstanding investment for farming or lifestyle buyers.

House

Large 4-bedroom timber home

1 large sleepout

Spacious eat-in kitchen

TYPE: For Sale

INTERNET ID: 97P2163

SALE DETAILS

Offers above
\$1,275,000

CONTACT DETAILS

**Elders Real Estate -
Laidley**

101 Patrick Street
Laidley, QLD
07 5465 1800

Darryl Muckert
0407 692 600

Large lounge room

Separate dining/family room

Character VJ walls

Updated bathroom

Established, mature gardens

Currently tenanted, providing immediate rental income

Land

18.41 hectares (45.49 acres)

Frontage to Laidley Creek

Approximately 42 acres currently under cultivation with lucerne and grassy lucerne

Highly productive Laidley Creek alluvial soils

Water & Irrigation

Three registered bores

1 x high-volume turbine bore supplying quality irrigation water

1 x equipped stock bore

2 x unequipped bores

Sheds & Infrastructure

16m x 14m hay shed with dirt floor

22m x 14m machinery shed with power and half concrete floor

20m x 5m timber shed

Traditional timber barn with timber floor

Whether you're expanding an existing farming enterprise, investing in quality agricultural land or seeking a productive rural lifestyle property, this versatile property offers enormous potential.

Located just five minutes south of Laidley and only a short drive to the iconic Mulgowie Hotel, opportunities to purchase properties of this calibre in the Mulgowie Valley are extremely rare.

For further information or to arrange an inspection, contact: Darryl Muckert

0407 692 600

Disclaimer: While every effort has been made to ensure the accuracy of the information in this property overview, it has not been independently verified. Neither the vendor nor the agent makes any warranty as to its accuracy. Prospective purchasers are advised to conduct their own enquiries and rely on their own judgment.

- Land Area 18.41 hectares
- Bedrooms: 4
- Bathrooms: 1



HOMESTEAD

Bedrooms	4
Bathrooms	1





