

"GREY GUMS" 31.59HA

"GREY GUMS" ON BEAN CREEK

"Grey Gums" is located only 2 hours and 30 minutes from the Gold Coast & Brisbane and handy to Warwick, Toowoomba, Casino & Tenterfield.

This prime 78-acre farm would perfect for anyone with the vision to produce and run a small Stud property where you can run 40 cows and calves and irrigate some pasture or crop.

The property has great exposure to passing traffic and would suit a small stud enterprise.

Improvements include a 4-bedroom 2-bathroom home (main has a as new ensuite), a modern kitchen and dining area with an open fireplace, roomy lounge room a combustion wood heater plus fans and air con both ducted and split systems. There is a covered patio to enjoy a cuppa and listen and enjoy the fauna and flora this property has to offer. Features include high ceiling and polished timber flooring.

Outside improvements include a 3-bay steel machinery shed, double garage/carport, old dairy building, fully equipped stockyards and a few storage outbuildings.

The land is gentle undulating from the main road running down to Bean Creek which forms one of the boundaries.

Apart from Bean Creek, there is a large horseshoe shaped lagoon, a bore that supplies all the water troughs and garden hoses, several irrigation hydrants and the established gardens and fruit trees are immaculate.

The property is situated between Bonalbo and Urbenville and is surrounded by some of the best grazing properties on the North Coast, and would suit a first farm buyer, retiree and keep it as weekender, rent the house and land for income and camp down on the creek on weekends.

For an immediate inspection, contact Lance Butt 0455 589 932 or Mike Smith 0413 300 680.



































