



18 Titmarsh Road MOUNT ALFORD, QLD 🚗 4 🏠 1 🚛 3 📏 159.8 m2

## Never previously been offered to the market.

64.68 hectares = 159.8 acres. Good access via a sealed road. Mains power connected. Easy commute for the busy person being approx. 20 minutes' drive south of the popular township of Boonah. Primary school & high school bus available. The country is mainly sheltered scrub soil grazing country. Improvements include a high set Qld style timber home with an Easterly aspect & commanding views to the North-East as well as the Southern Border Ranges. This home has a modern kitchen however it would lend itself to a classic renovation. Domestic water is provided from rainwater tanks while an equipped bore provides water to the house area & fruit trees. Stock water is provided from a dam. There are spring gullies in season. A near new set of steel stockyards has crush, head bail & loading ramp. Some old style sheds provide car parking & storage. This is a stunning property currently carrying a large volume of feed which would allow the immediate introduction of livestock. The price of \$750,000 is set to appeal to the astute Buyer looking for genuine value for money.

**Price:** \$750,000.00

**Property Type:** Rural

**Rodney Stenzel**

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