



157 Wiley Road Milora, QLD

6 3 5 120.7 m<sup>2</sup>

## The complete package.

We challenge you to find a more complete package than this! On offer is 120 acres of some of the cleanest forest country you are likely to find and in a highly sought after location! Taking pride of place is the modern colonial home built by a local builder (approx 8 years young) and featuring 3 generous bedrooms, walk through robe in main bedroom as well as large ensuite. Open plan living combines lounge, dining and kitchen with large walk-in pantry. The living and kitchen space has a great use of glass to capture the views while overlooking a lot of the property. The home has ducted air-conditioning, ramp access and a beautiful verandah that showcases the mountain views. If you are wanting to have a caretaker, house a family member or even obtain a rental income there is a neat and tidy 3 bedroom brick home with its own carport and water tank. 4 Lockable car bays, workshop and storage is provided by an approx 22m x 6m shed that has an attached 5.5m x 6m machinery shed and also houses the solar system. Domestic water is provided by 2 x 5000 gal poly rainwater tanks.

Water is a key feature with 2 enormous dams and a 3rd smaller dam, a spring and well with a central system pumping to a header tank and feeding back to troughs. Currently running quality cattle there is a solid set of steel stockyards, there are 3 large internal paddocks and 4 smaller paddocks with shelters perfect for horses. This quality property has been

meticulously cared for and maintained by the current owners and is now time for the new owner to benefit from their hard work. Located a leisurely 20 minutes North of Boonah, only 10 mins from Kalbar, 30 mins from Ipswich and under 1 hour from Brisbane this gem will tick all the boxes. A rarity on today's market to find such quality country, exceptional water, solid infrastructure, outstanding views and central location, inspections will not disappoint. Inspections are by appoin

**Price:** Offers over \$2,500,000

**Property Type:** Rural

**Tony, Gordon & Joey**

0754631699

**Boonah**

157 Wiley Rd, Milora

3 | 2 | 227 m<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

157 Wiley Road

Milora, QLD

 **Bartholomew & Co**  
Auctioneers, Real Estate & Livestock Agents