



FOR SALE

IT'S TIME TO GO - OWNER SLASHES PRICE

Begrudgingly -reluctantly the owners of this property have made the decision to leave and now you can reap the rewards.

Occasionally a property comes along that will take your breath away.

This 68 Hectare property is just it, with stunning uninterrupted views of Mount Warning and the Springbrook Mountain Range, one inspection and you will never want to leave.

Say goodbye to the hustle and bustle of the big city and make the change to self-sustainability and a clean environment with plenty of water and a relaxed lifestyle most people only dream about

Welcome home to Boorman's Road, Limpinwood and get ready to spend days relaxing and taking in the views and perhaps a sip of wine of an afternoon soaking the views.

There are 3 homes, machinery sheds and a 7-bay horse stable that includes a 1 bedroom fully self-contained flat above.

The stables consist of 3 double sheds, 4 single sheds and 2 tack rooms, ideal for any person wanting horses. Many a party has been had here and is great for that good old barn dance with friends! Easily running 4 horses, with current agistment rights of \$40 per week per horse. For the horse enthusiast, the 60 m x 20 m standard arena is ideal.

The main home is well appointed and has 3 bedrooms plus a study and a diving pool! Adjacent sits a 2-bedroom cottage with a brand-new kitchen that rents for \$240 per week and another 3-bedroom residence further away which currently rents for \$370 per week. These are ideal income producing streams.

Boundary fences are in good condition and have been re-done only 6 months ago, with electric fences around the horse paddocks.

The overall property is divided into 12 paddocks and has over 1.2kms of creek frontage to Hopping Dick Creek making it unique in the area.

An irrigation licence for 36 mega litres per annum is gold for a property like this and very hard to find with Water Licencing not approving any more licences. If this does not allow enough water there are 7 dams that can be pumped from or for stock as needed. (Please note the water

9 BED | 3 BATH | 3 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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