



# FOR SALE

## QUEENSLANDER ON 40 ACRES WITH MULTIPLE USES

This 40 acre property has so much on offer that you really need to call me to discuss all the possibilities here. It is situated on the eastern side of Nanango in a quiet country setting, surrounded by other rural properties, but only 7.3km from the centre of town and a primary and secondary school bus at the front gate.

Summary of features:

- High set Queenslander home with country kitchen/dining, 4 bedrooms, large lounge and adjoining living area with combustion fire place, an office, a craft room, two bathrooms( one an ensuite) 3 toilets ( one a composting toilet), north and east facing verandahs, solar hot water and 2kw solar system.
- There is a fully self contained air conditioned guest cabin which provides the fifth bedroom and third bathroom.
- A fully insulated and air conditioned purpose built studio with an adjoining large kitchenette which is presently used for olive processing but could have multiple uses.
- A great outdoor entertainment area; "Cafe Sous Les Etoiles" Coffee Under The Stars. This is a large covered area with a bread/pizza/roast etc oven for all to enjoy.
- Fully dog proof house yard of 4 acres.
- The powered 12m x 6m shed is fully set up with workshop, single car garage on one end, and tractor lean to at the back. The solar panels are housed on the shed.
- Plenty of rainwater storage plus 2 good dams.
- Great covered vege gardens and a wide variety of fruit trees
- The olive grove is made up of 800 trees. There are all facilities on the property to cater for harvesting to the final product. However, this property is not limited to just this.

The price includes all farm equipment including a very new tractor with slasher, spray tank and boom. There are also 3 cows and a calf plus 3 alpacas. The current owner has kept this farm using only organic methods. Everything is extremely well done and neat and tidy. If you are looking for a great rural lifestyle then please book an appointment for an inspection. Ph Kylie Toole on 0409 623 473

5 BED | 3 BATH | 6 CAR

PRICE:

\$535,000 on 40 Acres

OPEN FOR INSPECTION:

N/A



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