



FOR SALE

GRAND OLD LADY ON 160 ACRES OF GRAZING COUNTRY

Welcome to 348 McCauley Broome Road Barkers Creek Flats, Nanango Qld. This grazing/lifestyle property features an original Queenslander homestead that looks out over the creek flats and farming land of the Barkers Creek area. It is tucked away down a very quiet road and surrounded by other quality properties, and only a few minutes drive to the shops and schools of Nanango.

The Grand Old Lady home is just oozing with character. The expensive renovations of the kitchen, bathroom and laundry have been completed. I have updated the photos as the roof has just been painted and the front of the home looks amazing with its new paint work. There is still some work to do to bring it up to being fully renovated but we have priced the property accordingly taking this into consideration. Water is gold in these areas and luckily this property has an electric fully equipped working bore, a second unequipped bore, a windmill, and two dams. There is also a seasonal creek meandering through the paddocks.

The other main features are:

HOUSE

- 11 ft ceilings, newly polished timber floors
- 3 big bedrooms. French doors. Main bedroom has a bay window plus there is an adjoining large room which could facilitate as a parents' retreat etc.
- Formal dining/lounge room
- Open plan kitchen/ day lounge with fireplace. Kitchen has European appliances and looks out over the backyard. From the kitchen there is an also an informal eating area which then leads out onto to the very large front verandah where the view is delightful.
- Mud room, renovated laundry and bathroom; instantaneous gas hot water; hallway with floor to ceiling storage

LAND

- There are five paddocks in total, all with access to water. There is some sheep netting in a smaller paddock at the front and a few smaller holding paddocks. There is a reasonable body of feed on the property at the moment. The rear of the property is timbered but accessible to cattle with good grass cover. Vehicle tracks give access to the whole property.
 - There is an original shed beside the home with an elevated timber floor section for storage. You can fit two vehicles on the lower section and there is a lean to for farm vehicles.
 - Large amount of rain water storage; Separately fenced house yard. Fruit trees and vege garden.
- For any further information please contact me. I live locally and am available 7 days a week for

3 BED | 1 BATH | 4 CAR

PRICE:

\$525,000 on 160 Acres + Good Water

OPEN FOR INSPECTION:

N/A



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