



# SOLD

## 170 ACRES, BORE, 11 DAMS, IMPROVED PASTURES, 800M CREEK FRONTAGE

**THIS PROPERTY IS NOW UNCONDITIONAL**

Rarely an opportunity comes along to buy a landbank of 170 acres in Cabarlah. The 170 acres has frontage to Reushel Rd and Cronin Rd and access to Robinson Rd. L116 SP 296195. 67.8434ha

This block has unlimited future development opportunities. Only 7 kilometres from Highfields which is the fastest growing suburb in the Toowoomba Darling Downs region. Unlimited water supply from the Geham Creek that runs along 800 metres of the boundary with 3 permanent water holes. 11 dams brimming full. The property is fenced into 19 paddocks which allows for rotational grazing. Fencing is in very good condition. Currently comfortably stocking 90 head of Wagyu cattle with an abundance of feed up to their bellies. Open flats of improved pastures of Kikuyu, Paspalum and native grass and legumes. Lovely shaded treed areas where cattle can shelter during the summer and winter months.

Reliable bore with an electrically operated submersible pump, output of approx. 5,000 gals an hour. Water is reticulated to 3 large tanks and troughs in the yards. Set of steel yards, crush and ramp that will hold up to 100 head of cattle. All weather access to the yards from Cronin Rd. Small quaint little cottage at the creek would make an excellent weekender.

Another cottage is currently rented for \$200.00 a week. Machinery shed has gated access from Reushle Rd. This includes a double bay lock up shed and a living area with kitchenette, bathroom and connected instant gas hot water. Small deck to relax on. Small timber yard and horse stable.

Mains power is connected on the property at Reushle road and Coronin road entrances. Reliable mobile phone and internet connection is available in the area.

This is a very picturesque undulating property with large open flats offering several house sites up on the hills boasting unbelievable spectacular views to the northeast.

A feature on the property is a small waterfall flowing over the rocks in the side of the hill in a gully. Many blocks have been subdivided in this area. Fantastic opportunity to build the home of your dreams and hold on to this property for a future investment.

Reushle Road Cabarlah is only 7 klms from Highfields and 20 klms from Toowoomba.

Phone Yvonne Bradley local rural specialist to book an inspection.

0408 181 146.

[https://youtu.be/uJHD\\_S1SjeE](https://youtu.be/uJHD_S1SjeE)

**2 BED | 2 BATH | 5 CAR**

**PRICE:**  
\$2,500,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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