

ADDRESS UPON REQUEST



SOLD

COSTAL GRAZING PROPERTY.

Properties of this calibre very rarely hit the marketplace, presenting the perfect opportunity to the astute buyer to secure one of Gympie's finest with all the hard work already completed. 225 Acres of some of the best grazing land in Goomborian with multiple paddocks and a large set of near new cattle yards with dams a bore and a creek. Goomborian is on the eastern side of Gympie and in a high rainfall area. The property is gently undulating and set up for ease of management and offers you the chance of multiple income streams including cattle, horses, hay production or cropping of any sort.

There is a near new designer built quality brick home with 6 bedrooms, media room, rumpus room, open plan living dining and kitchen with a butler's pantry, as well as a 25m x 10m Colourbond shed and an 18m x 7m shed for all the cars caravans and tractor storage.

Home:

- *Quality built brick home with 6 bedrooms.
- *High ceiling throughout with huge cathedral ceilings in the central living area.
- *Kitchen features 900mm stainless steel oven and cooktop and rangehood, a large butler's pantry and gorgeous views.
- *Huge living/dining area with an electric fireplace and ducted air conditioning
- *6 carpeted bedrooms all containing ceiling fans (5 with built in robes and are connected to the ducted air conditioning)
- *Master bedroom suite has a walk-in robe and stunning ensuite with spacious walk-in shower and separate freestanding bathtub.
- *Carpeted media room with ceiling fan and connected to the ducted Air conditioning.
- *Additional teenagers retreat/ study area.
- *Main bathroom area features a powder room outside the main room which contains a shower and a separate toilet.
- *Internal laundry/mud room.
- *Large outdoor entertaining area with a built in BBQ and outdoor kitchen overlooks the back of the property.
- *13.2KW solar system with 36 panels.
- *4 x 5000 gallon water tanks for the house.

Shed:

- *25m x 10m x 4.2m with amenities, 4 roller doors two of which are electric.
- *2 x 5000 gallon tanks.

**6 BED | 3 BATH | 11
CAR**

PRICE:
\$2,880,000

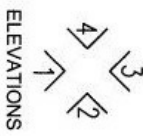
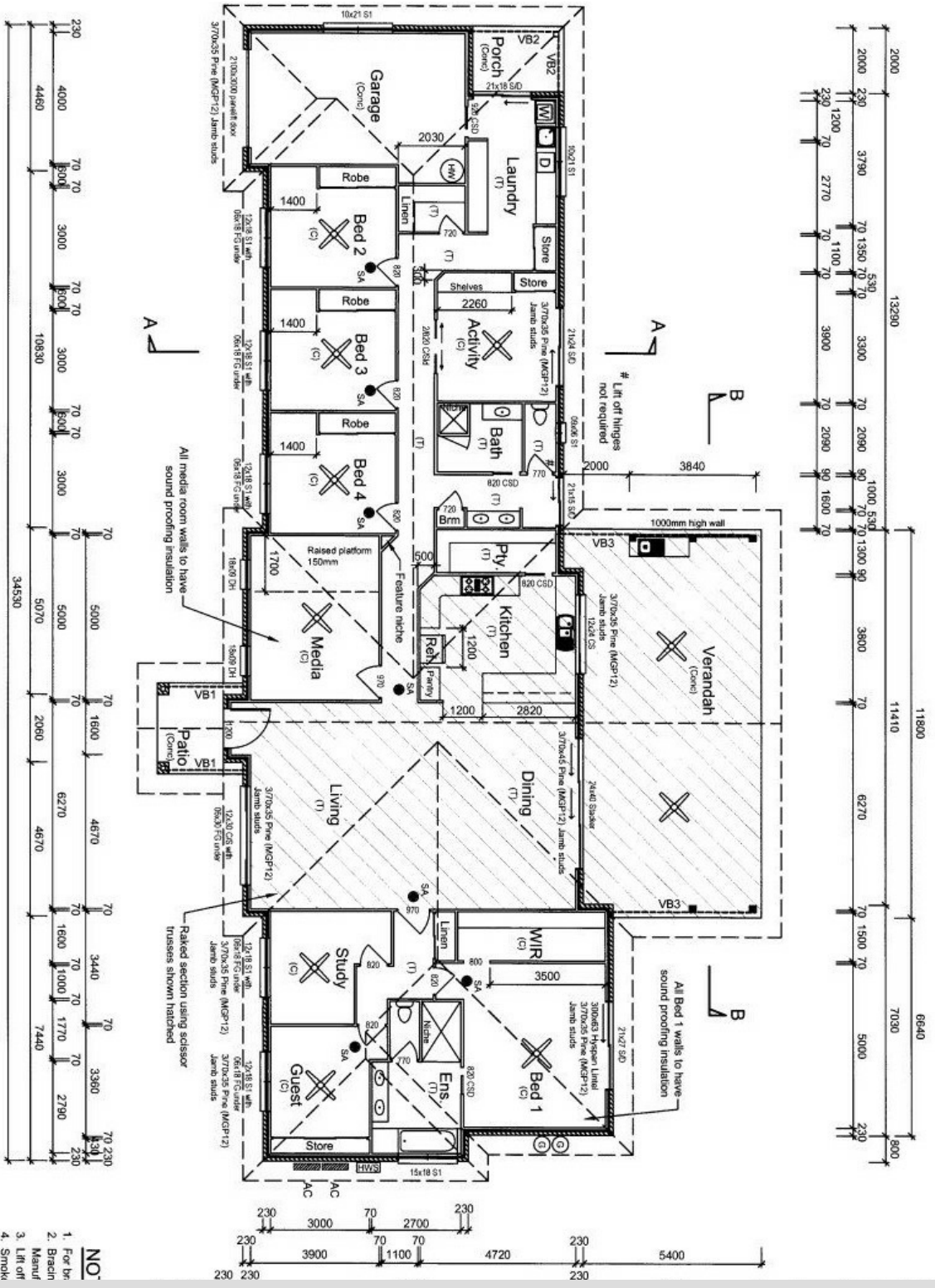
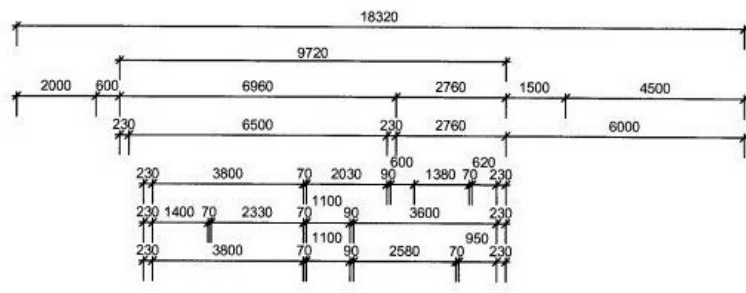
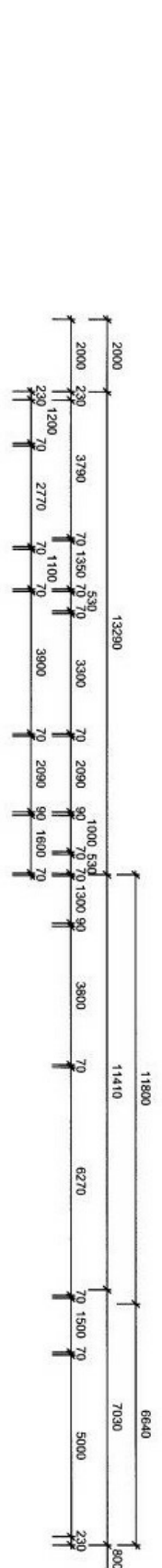
OPEN FOR INSPECTION:
N/A



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ELEVATIONS

Timber sizes
 Verandah Beams
 VB1 - 130x63 Hxspan (S)
 VB2 - 150x45 Hxspan (S)
 VB3 - 200x45 Hxspan (C)

Timber spans
 Continuous - (C) or Cont.)
 Spans over three (min.) supports
 Single - (S)
 Spans over two supports

Brickwork Linels

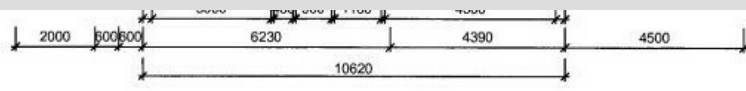
LINTEL SPAN (mm)	GALV. STEEL ANGLE
up to 3400	100x100x6 EA
3401 to 3850	100x100x8 EA
3851 to 4200	150x100x8 UA

BCA - Energy Efficiency
 Refer BERS Pro assessment details on plan No. 5 & Form 15 for verification.
Energy Rating of 7.7 stars achieved
 BERS Pro 4.3 - 6.7 stars
 Terrace > 12.0 sq.m - 0.5 stars

Floor Coverings
 Carpet - (C)
 Tiles - (T)

- NO.**
1. For br...
 2. Bradn...
 3. Lift of...
 4. Smoke...
 5. 200x3...
 6. Provid...
 7. Paved...

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.



m²

304.52
64.09
5.94
5.52
30.22
410.29

ISSUE:

PROPOSED BRICK VENEER DWELLING

Drawn/Checked: C.D. Gluck

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