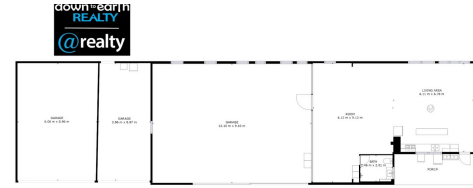


ADDRESS UPON REQUEST



FOR SALE

LIFESTYLE! FARMING! WATER ABUNDANT!

This is 'Channel Country' and with its own table water fed Dam, this Wildlife Carers home is abundant with water with 2x good solar bores and access to the channel fed from Tinaroo, you will never go dry...

20 acres around the dam is improved pastures and the rest is all natural bushlands and surrounded by hills.

Fully fenced with 4 strand Barbed Wire good for a few horses and Cattle, this is a great "Lifestyle" block and great for wild life caring with an 8 foot wildlife Enclosure.

The 2x bores pump up to the tank on the hill "The Knob" daily, which then provides the pressure needed for the irrigation system around the Shed/House.

This 36m x 9m shed has 8 meters of living quarters in the front end supplied by a 3.5KW off grid solar system and a solar hot water system as well.

- 9km to Dimbulah
- 3.5KW of Solar panels, 4.2KW Inverter, 520amps of 48v 6 month old batteries
- Masport Pittsburgh Potbelly
- Structural Ply Kitchen
- Insulated Living area with Porcelain Painted Roof
- Skymuster NBN
- Imparja Satellite TV
- Improved pastures:
 - + Wynn cassia
 - + Humidicola
 - + Wild Lucerne
 - + Native grasses, Spear Grasses

With the block comes:

- Yamaha Buggy
- 2x Tractors

Suitable for a variety of Land Uses, I think you will find this property has the privacy, tranquillity and lifestyle that one looks for in an acreage like this.

2 BED | 1 BATH | 4 CAR

PRICE:
\$775,000

OPEN FOR INSPECTION:
N/A



Vikki Burnett
0472910300
vikki@atrealty.com.au
www.atrealty.com.au