# FOR SALE

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113 ATC HALL ROAD, NORTH ISIS, QLD, 4660

## FANTASTIC INCOME PRODUCING LIFESTYLE PROPERTY TO CALL HOME

PRICE:
$1,500,000 WIWO

OPEN FOR INSPECTION:
N/A

What an exciting and rare opportunity to purchase this fantastic semi-rural lifestyle property. This home should be on everyone's list with its generous sized kitchen, 4 bedrooms all including built Ins, large eastern & north facing decks with breath taking views. The owners have thoughtfully designed out everything about this modern home on 30 acres and have built a successful Bamboo Nursery Business, for a walk in walk out opportunity.

The acreage is fenced in to 4 paddocks with dog proof fencing. It is a producing farm with over 300 Coffee Trees, several variety's of Bamboo plants and attached nursery for bamboo and fruit tree sales. They have built raised vegie Gardens and planted fruit trees in the Orchard, including: citrus, avocados, mangoes, stone fruit, paw paws and passionfruit and much more.

Outside you will find:
• 6m x 12m high clearance shed and a 40 panel stand alone 12KW solar system with lithium and ion
Batteries. The shed has its very own mezzanine floor also.
• Colourbond 6m x 9m shed and carport fitted with back up 8KVA diesel Kubota generator
• 14m x 8m lockable Zinc farm shed with a 1000 gallon tank
• Large 700sqm nursery featuring a 21,000 gallon tank and shaded planting space
• 1x 21,000 gallon rainwater tank provides water to the house, 1x 7000 gallon tank provides irrigation water
• Cattle Yards with head bale and loading ramp
• 8 Megalitre Sunwater allocation with 2" outlet

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