



**SOLD**

## STUNNING VIEWS, NICE HOME, 45 ACRES PRIME CATTLE GRAZING

Perched high on a hill with gorgeous, mountain and valley views is this new to the market Lifestyle property at Mount Martin. With no immediate neighbours and 45 acres of lush, pastured and fenced usable land, your cattle or sheep will be in pet heaven.

2 bores with K Line irrigation system, 6 x 25,000 Lt Rainwater Tanks, 2 Meg Dam, 5.5 kv Solar System, cattle yards, vet crush, sheep crush and fully fenced paddocks, just bring the stock and start producing.

The home is constructed of solid block and offers a full length front and back veranda to capture the cool coastal breezes. Pot Belly stove in the living room to warm you up in Winter and split system air to cool you down in Summer. The spacious bathroom is conveniently located next to all 3 bedrooms with a second shower and toilet located in the teens retreat/man cave.

Bring all the big toys as well for there is ample vehicle/Caravan/Boat/car accommodation and extra machinery space for the tractor and slashers.

The teens retreat/mans cave is perfect for the teens or elderly folks, a work from home option, kiddies hang out or even guest retreat/Bed & Breakfast.

Extra Inclusions: 40Ft Container, 15 Amp Genny switch, chook Pen and a variety of fruit trees.

There is a school bus stop that goes right past the front gate and it's only 10km to Mirani primary/secondary school. 30 mins to Mackay or 15 mins to Marian.

If you are looking for your forever home with everything you need to be self sufficient, come home to this slice of paradise. Call Jodie now. Genuine buyers only

**3 BED | 2 BATH | 8 CAR**

**PRICE:**  
\$960,000

**OPEN FOR INSPECTION:**  
N/A



**Jodie Cowin**  
**0407211322**  
jodiecowin@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)