



# SOLD

## "MALU PARK" QUALITY 99-ACRE PROPERTY WITH AMPLE WATER SUPPLY.

"Malu Park" is an immaculately presented property. Offering a large 4 bed, 2 bath, 2 car spacious quality built Arden Vale home (built in 2011 ). The large powered barn-style machinery shed has a 3.4m clearance. Flood-lit timber cattle yards, cattle vet crush, loading ramp, and separate covered in horse crush. The quality black soil, areas on the property can be farmed to grow various crops. E.g. Oats, lucern, and forage Sorgham. which can be serviced by reticulated irrigation from a stock / domestic bore that has the capacity to pump approx 800gals an hour. Water is supplied from the bore to the small citrus orchard, vegetable garden, and troughs in the separate paddocks.

The smaller paddocks have shelter and foaling stables. The property has fertile soil and a good balance of native and improved pastures. The facilities are all here to operate a small cattle or horse stud or just fatten a few steers. All of the internal and boundary fencings are in very good condition: post and rail features, electrified boundaries, and internals with white sight wires. The Property is segregated into small paddocks: 5 large and 4 small paddocks which will lend to rotational grazing all year round. Close to markets and shows, the property is located approximately 55km to Dalby, 30km to Oakey & 55km to Toowoomba on all bitumen roads. Save on power bills with a 5.5 KW solar system( 24 panels) located on the machinery shed roof.

### FEATURES OF THE HOMESTEAD>

- \*At the entry the foyer leads into a dining/living room and through to a formal lounge room.
- \* Modern well-equipped kitchen/dining that leads out onto a large screened Alfresco area boasting eastern views of the property.
- \* The huge walk-in pantry in the kitchen is a bonus.
- \* 3 carpeted queen-sized bedrooms with built-ins.
- \* Fourth is the king-size master bedroom which has a large spacious walk-in robe and ensuite.
- \* Tiled family bathroom with vanity shower and bath.
- \* Second separate toilet with a vanity.
- \* Modern tiled laundry.
- \*Regulated ducted air conditioning throughout the home.

Two large 6,000 gals rainwater tanks supply the home and an additional 2 x 6,000 gal rainwater tanks at the large barn-style shed.

4 BED | 2 BATH | 4 CAR

PRICE:  
\$1,650,000

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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