



FOR SALE

RIVER GUMS

Hidden away in the highly desirable location Of Tinana this absolute river front property is only short 5 to 10 minute drive from Maryborough's CBD and offers a rare opportunity to secure 61 acres (approx.) 24.62 Ha's of prime grazing land, combined with a beautifully maintained contemporary home and plenty of infrastructure.

Privacy and location are the absolute stand out feature of this property with the current owners buying the property and then set about designing the home to take advantage of the spectacular and uninterrupted views of the Mary River and also creating their own private oasis with beautiful landscaped gardens.

The rich river soil allows this property to comfortably run 15 breeding cows and progeny and water is never going to be a problem with a 7 acre (approx) dam providing ample garden and stock water plus also water to use for irrigation in dry times. The property is fenced into several paddocks which allows stock to be rotated between paddocks and also boasts a set of timber stock yards for livestock handling.

There is a large powered machinery shed with a portion having a cement floor and also a 9m x 6m shed for the family car plus other smaller animal enclosures.

The three bedroom home offers stunning river views from the master bedroom, living room, kitchen and lounge and also from the undercover deck which runs full length from main bedroom to the lounge.

All three bedrooms have built-in robes plus air-conditioning and ceiling fans.

The kitchen which has electric cooking and breakfast bar is central to the home and allows the home owner to entertain guests in either expansive living areas or prepare meals whilst overlooking the Mary River flowing past.

The bathroom has a walk in shower, bath and vanity and large main window allowing for plenty of natural light and privacy provided by the garden foliage. There is a separate toilet.

The home is defined by cathedral ceilings providing a feeling of space and an allows an abundance of natural light and along with rich polished hardwood floors which add a feeling of warmth and bring real character to this lovely river front home.

If you are looking for some were special and a one-of-a-kind type of property then look no further.

Mud crabs and Barramundi on your doorstep and prime livestock stock and fruit trees year-round guaranteed by the 7 acre (approx.) fresh water dam.

For a private viewing call Phil Edmunds

3 BED | 1 BATH | 10 CAR

PRICE:

Offers over \$1,600,000 considered

OPEN FOR INSPECTION:

N/A



Phil Edmunds

0428217073

philedmunds@atrealty.com.au

www.atrealty.com.au