



# FOR SALE

## FRASER COAST GRAZING AND LIFESTYLE

This well located 148-acre property in the Fraser Coast Hinterland offers diverse options for all buyers. Livestock of all variety's maybe horses, stud cattle or just a peaceful lifestyle with close proximity to all major services. The property has a history of fattening Bullocks for the export trade, but the current owners' have chosen to run breeders, and it has supported 35 cows plus progeny all year round.

Located a 15-minute drive west of Maryborough, 40 minutes to bustling Hervey Bay and its beaches, 1.5 hours to the Sunshine Coast and 2.5 hours to Brisbane. The whole property is pastured improved and carry's an excellent stand of grasses - Pangola, Bluegrass and Signal grass with legumes consisting of Lotononis and Stylos. Water is supplied via stock dams and Maryanna Creek which supplies year-round water. The property is divided into 3 main paddocks for rotational grazing and has a set of steel cattle yards with a vet crush.

The 4-bedroom homestead is positioned in the middle of the property high on a ridge and has been designed to capture the breezes and also take in the stunning views over the property and beyond. The architecturally designed home is completely off grid and is powered by solar and a bank of batteries.

The home has 3 sections separated by breeze ways.

1 section comprises of 3 built in bedrooms and a large modern bathroom

2nd section with the living area with a modern kitchen and butler's pantry, dining and open plan living.

3rd section has main bedroom with a stunning ensuite. Wrap around verandahs adding plenty of outdoor living.

Other features of this magnificent property are a 3 bay storage shed, orchard and dog run.

Hydroponic green house set up for growing vegetables and established gardens. 66,000 litres of rainwater storage.

Please give Phil Edmunds a call to inspect.

4 BED | 2 BATH | 6 CAR

### PRICE:

\$1,720,000 negotiable

### OPEN FOR INSPECTION:

N/A



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