



# FOR SALE

## 40 USABLE ACRES PRICED TO SELL AT \$1.4M - OWNER SAID IT TIME TO GO !

A genuine opportunity has just opened up in the tightly held Milford/Boonah region.

Following strong enquiry, the owner has made a clear decision to meet the market—positioning this 40-acre lifestyle property at \$1,470,000 for immediate sale.

For buyers seeking usable land, established infrastructure, and a peaceful country lifestyle, this is a property that deserves serious attention.

### The Land

Set across 40 gently rolling, usable acres, this property offers the kind of land that is becoming increasingly difficult to secure.

### Ideal for:

- Horses
- Livestock
- Hobby farming
- Or simply enjoying space, privacy, and a true country lifestyle
- Infrastructure

Well set up and ready to go, the property includes:

- Dam and water tanks
- Large shed for storage or machinery
- Stockyards
- Fenced paddocks suitable for animals

The foundations are already in place, allowing you to move in and start using the property immediately.

### The Home

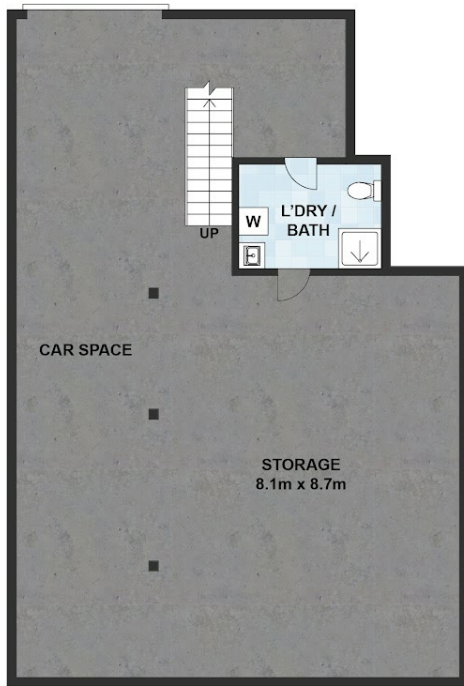
3 BED | 2 BATH | 6 CAR

PRICE:  
\$1,400,000

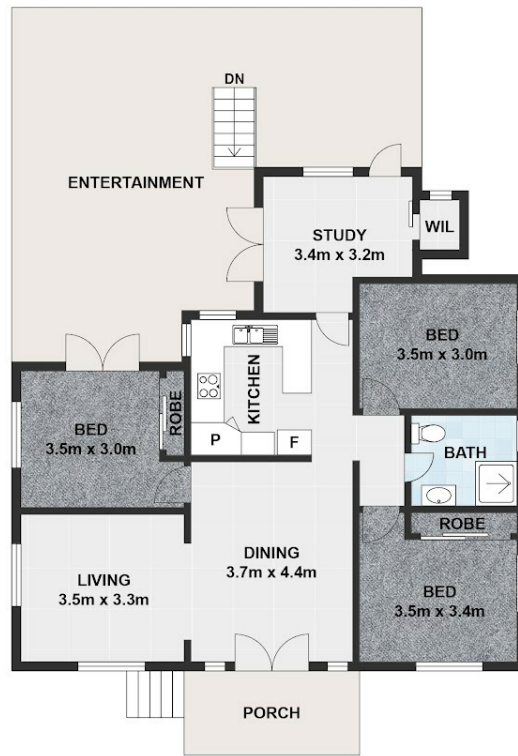
OPEN FOR INSPECTION:  
N/A



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GROUND LEVEL



LEVEL ONE

3 | 2 | 2 | 300 m<sup>2</sup> |

Milford.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.