



SOLD

SORRY I AM SOLD AWAITING SETTLEMENT

Welcome to 140 Bark Road, Condamine Farms—a charming council approved one bedroom cottage set on 100.80 hectares (249.08 acres). Ready for your personal touch, this lifestyle property presents a rare chance to enjoy true off-grid living in a serene natural environment. Large blocks of land with Category X vegetation mapping are in high demand, and blocks of this size are rarely offered. Act quickly to secure this gem.

Category B: 80.01 hectares

Category X: 20.81 hectares

With a variety of fruit trees including orange, mulberry, pomegranate, youngberry (*Rubus ursinus*), grape vines and a thriving vegetable garden, you're already well on your way to self-sufficient living.

Features;

- 100.08 hectares / 249.08 acres of natural bushland
- Council-approved 1 bedroom, 1 bathroom cottage
- Completely off-grid for sustainable, independent living
- 3 dams on the property
- Bore with holding tanks that automatically refill as needed
- Two approx. 20,000-litre rainwater tanks
- Solar system with batteries plus a 25 kVA backup generator
- Established vegetable garden and fruit trees
- Chicken coops
- Storage sheds
- 30 acres selectively cleared
- Boundary lines have been cleared previously, making future maintenance easy
- 35 minutes to Millmerran for essential services
- Abundant birdlife and wallabies
- Low annual gross rates of approximately \$1,400 (subject to change)

1 BED | 1 BATH | 0 CAR

PRICE:
\$420,000

OPEN FOR INSPECTION:
N/A



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