



FOR SALE

ACREAGE FOR SALE

This outstanding 145-acre property is not to be missed, boasting lush green paddocks, up-to-date weed management, an upgraded water system, and new boundary and internal fencing, and much more.

The land is mostly undulating and combined with the rich red volcanic soil, renowned for its fertility, the property makes it easy to grow cattle. A wide variety of established fruit trees have already been planted, adding to the property's sustainability and lifestyle appeal.

Water security is assured with a permanent spring-fed creek, reliable rainwater supply, and the added bonus of the Beatrice River forming the rear boundary—an attractive and valuable feature for both livestock and lifestyle.

Ideally located just minutes out of Millaa Millaa and about 40 minutes to Innisfail, the property offers excellent access with highway frontage.

The extensive cattle yards, mostly under cover, are a true standout and would be the envy of any cattle producer.

The main residence features three bedrooms, an office, bathroom, and an open-plan kitchen/dining/living area. In addition, a separate granny flat or student retreat provides excellent flexibility and would suit extended family living.

Property Features:

- Approximately 145 acres
- Mostly undulating land
- Highway frontage
- Beatrice River frontage
- Permanent spring-fed creek
- Fertile red volcanic soil
- Established fruit trees
- New boundary and internal fencing
- Fertilised, clean paddocks
- Extensive, mostly covered cattle yards

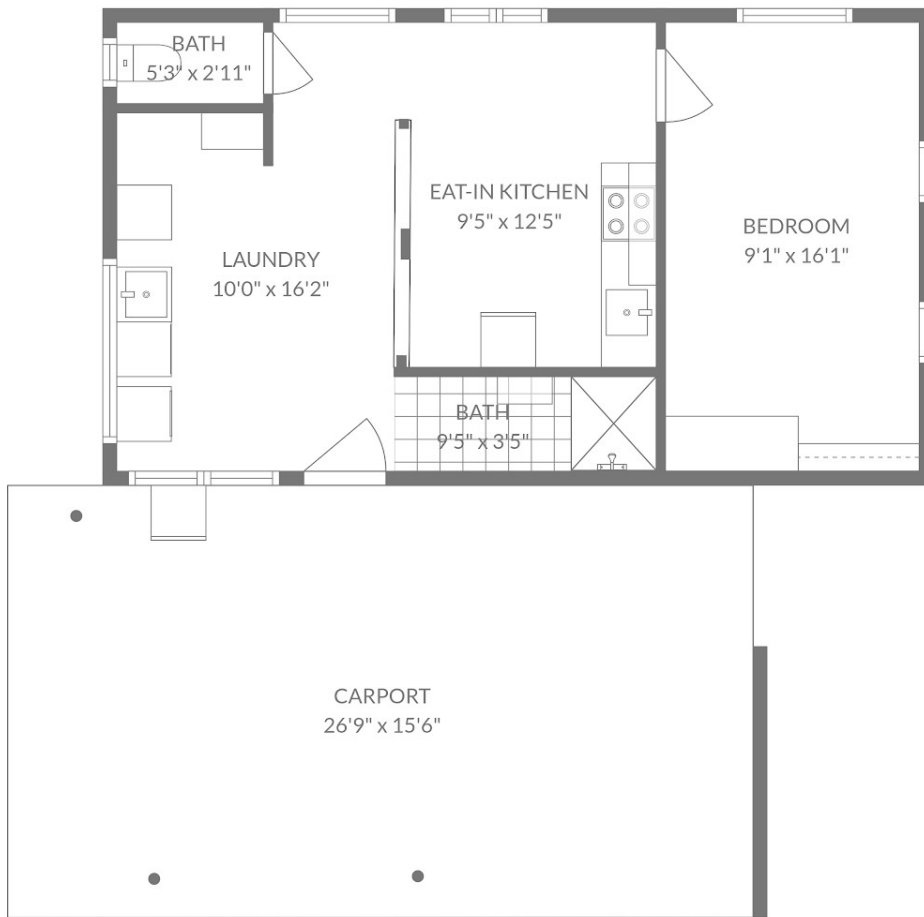
3 BED | 1 BATH | 3 CAR

PRICE:
\$1,450,000

OPEN FOR INSPECTION:
N/A



Susanne Reynolds
0408733149
susanner@atrealty.com.au
www.atrealty.com.au



TOTAL: 465 sq. ft
1st floor: 465 sq. ft
EXCLUDED AREAS: CARPORT: 416 sq. ft, WALLS: 51 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.