

114 BAKERS ROAD, BAUPLE, QLD, 4650



FOR SALE

WHOLISTIC HOBBY FARM -BAUPLE

Step into a world where rural tranquillity meets modern convenience at this rural residence on 45 acres of prime Bauple farmland. Nestled against a stunning mountain backdrop in Bauple, this property offers a unique invitation to those buyers looking for something special. Farmed Wholistically for almost 10 years this is a rare opportunity just over 2 hours 20 mins from Brisbane.

This thoughtfully designed home spans 250 square meters of living space, perfectly positioned to capture breathtaking mountain views that change with the seasons. The wood burning fireplace is perfect for those chilly winter nights and ceiling fans to cool the summer days. The home is well designed, and the layout will appeal to those looking for a teenage retreat or granny flat attached to the house as the fourth bedroom has its own bathroom, lounge room and kitchenette - (all completed by a registered builder). This property is the complete package with many features including:

- * Separate Day Workers Accommodation - Fully self contained - 1bed / 1 bath/ Kitchette and laundrette. 1 Car - currently houses propriety care-taker.
- * Well established paddocks, fenced and gated in good condition.
- * 2 Loading Ramps and round yard.
- * Seven Dams - 2 spring fed.
- * Bore and irrigation for animal's water troughs.
- * 2 Night shelters fully secured including set of birthing pens. Day shelters in paddocks.
- * Extensive Fruit Orchard
- * Enclosed Vegetable Gardens with raised beds.

LIVESTOCK

- * Approximately 90 Sheep - Including: Aussie Whites, Dorpers, Pedigree Ram and 3 Purebred Aussie Whites.

- * 2 x Maremma Guard Dogs – Live with Sheep for protection.

Shedding:

16 m x 16 m (approx) with mezzanine floor and crane (1500kg) for workshop.

4 Bay Carport for Tractors and mowers or quad bikes.

8m x 8m (approx) Shed for equipment and storage.

Double Lock-up Garage near residence. (Undercover access to house)

4 BED | 2 BATH | 12
CAR

PRICE:

\$1,200,000

OPEN FOR INSPECTION:

N/A



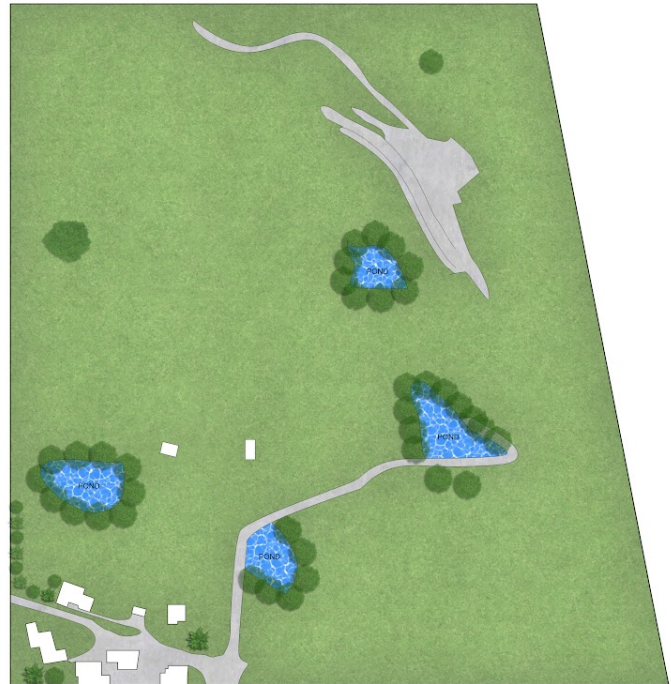
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FLOOR PLAN



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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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.