



FOR SALE

393 ACRES OF BLISS WITH OFF-GRID CABIN & LARGE SHED, DAMS, HEAPS OF POTENTIAL!

Inspect Sunday October 4th at 12PM.

Set on 158.865 hectares (approx. 393 acres) right next to Tarong National Park, 3395 Kingaroy Cooyar Road is a peaceful rural lifestyle property with a cabin, a big shed, solar battery system, 180,000 of rainwater, and a tractor, implements and tipper truck included in the sale.

The land is approx. 30% cleared and 70% forest, with tracks throughout and bitumen road frontage. It isn't a steep block, and there's room here for motorbikes, horses or cattle. Cattle have been run on the property in the past.

The property is made up of two lots (Lots 138 & 139) with an unformed road between them. It's boundary fenced, with an internal fence running the length of the property width.

The cabin sits on an elevated spot with stunning views of the mountainside. It's a practical setup with a lounge, a kitchen with timber-look benchtops and an electric cooktop, a bathroom, and a bedroom with air conditioning (split system in the bedroom). Out front, the deck is a great spot for your morning coffee, and there's a firepit with plenty of room to sit around it at night, plus plenty of free firewood on the property. There's also a bathtub with donkey heater.

The property is off grid. Power is sorted with a 10kW solar system on the shed roof, a 7.5kW inverter and approximately 32kWh of battery storage (8 x 4kWh batteries), installed by Evolution Solar Kingaroy, plus generator backup. Water comes from both dams (currently holding plenty of water) and a tank system of approximately 180,000 litres in total. There's a wastewater treatment system for the cabin, and for a bit of history, there's a very old-fashioned un-equipped well on the property for access to groundwater, and this was used by previous owners for cattle.

The 20m x 9m shed has a concrete floor, two 3m-wide roller doors about 3.6m high, and three open bays with higher entrances - ideal for caravans and larger vehicles. The vehicle hoist in the shed is included.

The property was formerly a popular spot with campers, with around 25 camp sites used in the past. There are no camping amenities on the property. It's easy to see why people came: plenty

1 BED | 1 BATH | 6 CAR

PRICE:

Offers From \$925,000

OPEN FOR INSPECTION:

Oct 4 at 12:00pm - 1:00pm



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