

1376 Leyburn Cunningham Rd, Talgai, QLD 4362

Sold - \$700,000

Acreage **3**  **1** 



Your very own slice of paradise!

You know the feeling you get when an opportunity seems too good to be true, yet here it is looking you square in the eye... Well, this opportunity is completely true and is here for the taking!

Open for Inspection

By Appointment.

This property will fit the vision of any purchaser looking acquire a large parcel of land less than hour to Toowoomba and less than 40-minutes to Warwick.

With the main entrance to the property set back almost 1.5km from the main road, you are perfectly secluded and conveniently located.

Your income streams are unlimited and ready for your vision to take shape.

The property has not been stocked in recent years, meaning the land is looking phenomenal on the back of some fantastic seasons. The fencing infrastructure is mostly in fantastic condition, with some minor adjustments to ensure complete stock proofing. Throughout the property, you will notice untouched Ironbark and Spotted Gum, which may lend itself to timber or firewood harvesting.

Previously certified for sand extraction, this property still has an abundance for you to reignite what used to be to primary income source!

There is no registered bore located on the property, however, there is an existing Well equipped with a windmill still containing water, suggesting there is a stream ready for a modern and more efficient system.

The removal house over-looking a billabong is the epitome of seclusion and privacy. Set on near new steel stumps and a near new iron roof, this home is the perfect canvas for your rural escape or family home. All that's left for you to do, is power, septic, and cosmetic!

Featuring:

- 280.80 Ha (693.87 Acres)
- 3 Bedroom weatherboard home with near new steel stumps and near new iron roof
- Mostly fantastic fencing infrastructure
- Existing cattle yards
- Existing water well and windmill with concrete tanks

Listed By

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