

308 Dalysford Rd, Moolboolaman, QLD 4671

Sold - 7/07/2022

Other 2  2  10 



## ESTABLISHED SAWMILL & GRAZING PROPERTY 31.09ha

NOTE: Adjoining Property 587 Moolboolaman Rd, Moolboolaman is also for sale & can be purchased combined with this property.

**Open for Inspection**

By Appointment.

Supplier of high quality timber mostly consisting of spotted gum, Iron bark & other species. This sawmill has one of the best reputations in the country with a loyal following of consumers.

The sawmill is located on a commercial 2.5 hectare ( 5 acre site)

The mill is fully cemented and all council approved. A fire pit is installed nearby for burning any waste timbers and consists of a total area of 60m x 40 metre with a sprinkler system surrounding the site. Security system is installed through/out.

Large storage sheds, and machinery sheds, there is a fully cemented 24m x 12m, an 24m x 12m workshop partly cemented, and another 24m x 12m machinery shed this one is not cemented. All sheds are powered. Another feature of this amazing sawmill is the the office which comes with a disability toilet as per council requirements.

This whole property is completely off Grid. The large solar system generates all the power needed for this whole property.

The grazing part of the property is fully pastured , near new set of cattle steel framed yards. The CC of the property is approx. 25/30 breeders. Plenty of water from the creek on the western boundary and 2 solar equipped bores.

### IMPROVEMENTS

: Located just a short distance from the sawmill is the house and more sheds. The house boasts 2 large bedrooms, ensuite in master with a spa bath, airconditioned, walk in robe, beautiful open plan kitchen, dining & lounge all combined. The kitchen is designed with stone bench tops, dishwasher, a gas stove with 5 burners and loads of cupboards, walk in pantry. The wrap around patio's add an area for entertaining with extra wide 4 metre width to the north side of the home. Part of this area is all screened to enjoy the family barbecue's with no insects present. A large number of solar panels are supplying the home with power. Attached is a large 21m x 19m x7m high shed and a 21 metre awning.

The house yard is fully fenced and has established lawns and gardens with a selection of fruit trees

### Listed By

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