

SOLD

Maleny



Prime Grazing with Income, Close to Town.

This prime 90 ha (223 acre) ex-dairy farm, just minutes from Maleny is hard to beat.

The property consists of a mixture of red, black and "white" soil types and extends from volcanic ridges down to a rich black soil valley with some limited "flats" along creeks.

Farm improvements include 4 bedroom homestead with 1 bedroom self-contained flat below. Modern, well maintained dairy with excellent yards. The dairy also includes an additional 1 bedroom flat which is also currently tenanted. All three residential tenancies, plus casual agistment rights currently return approximately \$3881 per month. There is also an older machinery shed in fair condition.

The immaculately maintained kikuyu and white clover pastures cover virtually the entire block. There is excellent shade for stock

 6  3  4

Price	SOLD
Property Type	Residential
Property ID	272

Agent Details

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code
PROPERTY GROUP

with mature shade trees and an abundance of water from a substantial flowing creek, various springs and reticulated water from header tanks to troughs. Water to header tanks comes via a large capacity multi-stage pump from permanent creek.

All fences are stock proof and in excellent to sound condition. A large section of boundary fence was recently replaced.

The internal road system is extensive and very well maintained, giving all weather access to almost the entire property. With mains power available to much of the property, it would not be difficult to take advantage of additional homesites, many of which offer extensive views to Maleny and beyond.

If you're looking for a unique and valuable larger grazing acreage, that is close to town and provides scope for any number of agricultural or lifestyle options, then this is one you must seriously consider. Ideally suited as a stud, vealer or dairy operation, this magnificent property may also offer sound eco-tourism potential. Call today to arrange your detailed inspection - this is one of Maleny's best, you won't be disappointed.

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