



440 Mclaughlins Road, Thangool

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**66 ACRES + CREEK MINUTES TO THANGOOL**

Finally, a place to call home away from town with a lifestyle that will cater for families and, the added bonus of the income from livestock and a second 2 bedroom home currently earning \$240/week. All on a quiet road only 8km from Thangool.

The main residence consists of 4 built in bedrooms, 4 air-conditioners, open plan Lounge Dining and Kitchen, combustion wood heater for winter, rear patio, and you can sit back and enjoy a drink on the front verandah overlooking the above ground pool. The machinery shed will provide plenty of storage for equipment and the carport and store shed is conveniently located close to the main residence. Water- Equipped bore with submersible pump. 2 x 5500-gallon rainwater tanks + 2 x 5550 gallon bore water storage tanks. New stock water infrastructure and paddocks divided with electric fences into a cell-grazing operation sees the ability to achieve primary producer status for tax benefits. School bus service - Pick up 500M from residence. Land area - 66 Acres plus approximately a further 30 acres on creek.

266,600 sqm

**\$529,000**

ID# 11023101739



**Ross Munroe**  
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