



451 Bargara Road, Qunaba

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RED SOIL FARM | EXECUTIVE HOME | INDUSTRIAL SHEDS & COLD-ROOMS | BARGARA ROAD FRONTAGE

451 Bargara Road, Qunaba offers an enviable, coastal lifestyle, and a fantastic location. A versatile, income producing property, being entirely red soil. The current operation is experiencing exceptionally high growth and good income return at 4.5%.

LOCATION: Approximately 5 minutes to Bundaberg, 5 minutes to Bargara. Having Bargara Road frontage, the roadside stand has become insanely popular by taking advantage of this huge daily traffic flow.

AREA: 8.58 hectares, 21 acres. (approx.)

COUNTRY: Currently a flower farm. Entirely rich red soil. Established trees line the entire property boundary and are also used to separate the sections of cultivation. From google aerials, you can see that, this is a very neat and well laid out operation.

IRRIGATION: 40ML I.W.S water allocation. 6 & 4" underground lines. 20HP motor & pump.

SHEDS & COLD-ROOMS:

- 12x24m lockable packing shed.
- 9x30m 5 bay shed. 4 high clearance open bays with 1 lockable high clearance bay with roller door.
- 11x6m pump & chemicals shed.
- 2 x 11x6m (15 pallet) cold-rooms.

IMPROVEMENTS: The 4-bedroom, executively styled, rendered brick home, is located towards the back of the property, far-flung from the busy Bargara Road.

Boasting an ultra-mod kitchen as the central hub, with 2 large living areas branching off each end of the large, open, kitchen/dining area.

The sizeable master bedroom, has an ensuite that comprises a 2-person spa bath, dual vanities, and a shower you could almost fit a bed in. The spacious main bathroom, is located at the opposite end of the home and has a separate shower and bath. Bedrooms 2, 3 & 4 all have built-in robes and ceiling fans and the home is air conditioned by 3 split system, reverse cycle air conditioners.

 8.58 ha

Offers above \$1,550,000

ID# 31067153144

Open for Inspection

By Appointment



Christine Banks
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