



2898 Rosedale Road, **Yandaran**

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HWY FRONTAGE | RENOVATED HOME

Currently being used to agist cattle. Pasture improved and having all the essential requirements needed to be a good productive farm for crops or cattle grazing.

AREA & LOCATION: 3 Freehold Titles. 241.79ha (597 acres approx.) 30 minutes (approx.) drive to Bundaberg.

COUNTRY: Gently undulating and selectively cleared. Majority locked-in white zone. Improved to Signal, Rhodes with good legumes including Wynn Cassia. Sandy loam soils with red soil ridges.

CARRYING CAPACITY: Estimated at 80 Breeders.

WATER: 236MI dam, plus 8 stock dams. Bore, plus seasonal creek. 6" mains.

YARDS & FENCING: Fencing in good condition. Boundary fenced. Fenced into 11 paddocks with laneways. Timber cattle yards with loading ramp and vet crush.

IMPROVEMENTS: Stylishly renovated 3 bedroom home, set so-far back from the road/entrance you could use the driveway as a airstrip. Very spacious with new kitchen, trendy new bathroom, large dining, 2 living areas (1 with wood heater), master having a large walk-in robe that could double as an office, beautiful timber floors and timber feature walls throughout. The superb new kitchen has plenty of cupboards, breakfast bar, and enormous a walk-in pantry. The home is light and airy with calming country views from big open windows. 10,000 gallon rainwater tank supplies the home.

SHEDS: Shed and workshop with power. Machinery shed with power. Workers cottage.

Looking for buyers who appreciate a good farm when they see one. Bundaberg is a lay back country city with everything to offer. The closest cattle sale yards are Gin Gin (50km approx.) or Miriam Vale (80km approx.) Schools are close and school bus pickup from the front gate.

 241.78 ha

\$985,000

ID# 31067153145

Open for Inspection
By Appointment



Christine Banks
0413099901



Sandra Walk
0427765910