



1630 Auburn Road, **Chinchilla**

WORTH EVERY CENT - 80 ACRES WITH NEW IMPROVEMENTS

Outstandingly well-presented and only 20kms from Chinchilla the current owner has certainly taken pride in how this property has been improved. What has been done and there is a lot, has been done extremely well.

The property has been selectively cleared ensuring that privacy was not compromised in any way. All weather gravel road and driveway lead to 1.5 acres of hardstand with flood lighting.

Positioning of the sheds, amenities, driveways and rainwater tanks has been well thought out to compliment the 1,000sqm elevated house site which has been compacted in readiness for your home of choice.

New 25m x 9m x 4m machinery shed, 2 bays concreted with shower, toilet and laundry. The second shed is concreted, 6m x 9m in size with lean-to.

12m x 9m free standing roof over concrete slab is wired ready for a cabin or caravan. Absolutely ideal for somewhere to live while your home is being built.

Power is connected to all the sheds and phone has connection. New septic system has been installed. 90,000ltr (20,000gal) rainwater storage plumbed to all sheds with pressure pump. 2 large dams and piped to 20,000ltr (5,000gal) poly tank servicing the sheds, wash pad and service bay.

Approx. 20 acres fenced, selectively cleared and planted to improve pastured, the remaining mostly iron bark and pine. Spend your leisure time enjoying the walk and bike tracks. Water gives life to any property and to have Rocky Creek as a part of this property adds a something special.

You will be impressed with the high standard of the extensive earthworks and all improvements that have been completed.

This property lends itself to endless lifestyle options. To be able to fully appreciate what this 80 acres with all it's improvements have to offer call Di Ewen to arrange your inspection.

 74.44 acre

\$395,000

ID# 31629120025



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