

Table of Contents

- | Welcome
- | The Property

Welcome

Thank you for your interest in 512 Dawsons Road, BERAJONDO.

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

The Property



512 Dawsons Road, BERAJONDO

BERA BRAE

4  3  10  **\$1,930,000**

Air Conditioning

Study

Floor boards

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

BERA BRAE  240.37 ha (approx 600 acres), 4 Titles, Huge Homestead and Shed.

LAND Nearly 600 acres of locked in white zone  divided into 4 nearly equally sized, separately titled, blocks of gently undulating land.

THE HOMESTEAD is a beautifully presented country home on a brae A lovely area shaded by a huge fig tree welcomes you to the magnificent 4 bedroom plus home. The front of the house overlooks 2 creek  seasonal Branch Creek and Grevillea Creek and all infrastructure stays high and dry from flooding and overall, the home is just a magnificent, all modern conveniences and generous sized rooms.

MACHINERY SHED 23m x 15m, with concrete floor and includes a working cold-room and a meat preparation area (with hot water to sink) plus mezzanine floor for additional storage. Large 29 x 12.5 mtr concrete apron to the front of the shed.

The shed is fully lockable with 3 high lift roller doors with remote control access.

WATER rainwater storage 3x 5000 gal on house plus another 3 on the shed, 2 creeks, 11 dams and a bore. The bore has a good flow rate and a solar pump moves the water to 2 holding tanks and to outside taps at the house yard. The holding tanks then gravity feed water to the troughs in 8 of the paddocks .

PROPERTY - fully fenced and all fences are in good condition. Nearly half the boundary fencing has been fully replaced in the last 12 months. Laneways allow access from all paddocks to the yards.

Improved pastures with a great mix of grasses Pangola, Rhodes, Signal, Seca Setaria, Wynn Cassia Legume and Bisset Blue - easily runs 100 to 150 breeders with 16 paddocks. most paddocks have at least 2 water sources, dam plus trough or creek plus dam/trough.

The home was originally constructed approx. 1985 as a builders own residence with additions and renovations over time. Both the house and shed have been well constructed to withstand all weather conditions. Verandahs on 3 sides giving you a lovely outlook over the creeks and pastures and always somewhere to sit and enjoy the peace and quiet. Bedroom 1 - easily fits a king size bed, WIR plus ensuite. Bed 2 and 3 easily would fit a queen bed, Bedroom 4 is more like a 3 room flat within the home - Large bedroom with ensuite plus 2 additional rooms and separate entry from the verandah. All bedrooms have both air-conditioning and ceiling fans. You have access to the verandah from all rooms The office is accessed via the back verandah and could also be a 5th bedroom. The modern kitchen has 900 wide gas cook-top with electric under-bench oven, plus dishwasher and plenty of storage with huge island bench. The pantry room is large enough to include 3 fridges/freezers plus storage for everything a cook could desire. The laundry also has amazing storage plus a utility area. The open plan living, Kitchen and Dining are also airconditioned. Mains power to house and shed. Power also connected to one of the other blocks.

OUTBUILDING Hay shed 6m x 10m. stockyards that are in good condition and handle over 50 cattle easily. Other sheds for chooks, dogs, birds etc and a shade house and carport.

MACHINERY A Ford 5000 tractor (needs repair) with slasher, wick wiper, spray tank, fertilizer spreader and offsets is included.

Fruit trees include mango, orange, bush lemon and mandarins.

* Coles deliver to the door.

* Bus stop at start of Dawson Road with school bus to Rosedale School which is Prep to year 12 and also school bus to Bundaberg

* Rates for the complete property are \$1800 per annum .

* Rosedale 13km, Bundaberg 71km, Agnes Water 61km, Rules Beach 41km

NOTE: This property is farming land, the sale will be subject to GST if applicable.

Whilst every endeavour has been made to verify the correct details in this marketing neither the

agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material.

Location

