

## Table of Contents

- | Salesperson
- | Property Photos
- | Property Features
- | Property Information
- | Google Map - Property Location

## Salesperson

Welcome to the marketing Campaign for 4280 Lowmead Road, BERAJONDO.

I am the selling agent and if you have any queries please do not hesitate to contact me.

**Stacey Wakeman**

**M : 0438 877 403 E : [stacey.w@fnbundy.com.au](mailto:stacey.w@fnbundy.com.au)**





## Property Photos

### Photo Gallery

























## Property Features

### Key features of the property

- ***3 Bedrooms***
- ***1 Bathroom***
- ***Air Conditioning***
- ***Study***
- ***Outdoor Entertaining***

## Property Information



185.07 hectares



### 4280 Lowmead Road, BERAJONDO QLD



With approx. 350 Acres of locked in white zone this property is currently running 40 yearlings and 30 Breeders.

In the past it has held 100 Breeders and 30 Wieners.

Over the last couple of years, the herd was reduced whilst 80 acres was changed over to Cell Grazing. This change has increased the holding capacity of the property to a potential estimate of being able to carry 300 head all year round.

The recent addition of a bore (with flow rate of approx. 500 gal per hour) further insures the property for water during dry times.

The grazing areas are well set out and run from the central laneway allowing easy stock movement throughout the property.

Every paddock has either a dam or access to gravity fed troughs for water (from stock water tanks).

All of the white zone has improved pasture with grasses including, Rhodes, Green Panic and Signal plus legumes including Wynn Cassia, Townsville Stylo Siratro.

The property is divided into 13 paddocks with the paddocks nearest the residence changed for Cell grazing and outer paddocks used for rotational grazing.

The home is a lovely 3 Bedroom dwelling plus study, with combined living and dining. The kitchen was upgraded approx. 6 years ago. Bathroom with shower bath - separate toilet.

The large laundry has plenty of room for additional storage plus additional utility area.

The living area has a large air-conditioner, Bedroom 1 is also air-conditioned and fans are throughout the home.

The front patio overlooks fire pit area the lush grass of the Cell grazing acreage and the rear patio is great for entertaining.

6 Rain water tanks total approx. 19,000 Gal (Over 80,000 ltrs), mains power and phone line.



Plenty of shed space with a 3-bay farm shed plus a 3-bay machinery shed and a 2-bay carport. There are also additional smaller sheds and small animal shelters all located within the outer house yard.

The house is also separately dog fenced.

Approximately 100 acres of the property is timbered with lovely views across to Mt Maria from the 94 mtr elevation. There are tracks through the treed area.

This area allows for a range of activities including bushwalking, horse riding, motorbike, or mountain bike riding. Fossicking for Quartz rock is also another option. As this area can be accessed separately from the cattle allowing access without risk to the biosecurity. The property has a good variety of trees including Bloodwood, Ironbark and Gums (Spotty & Blue) along with Mahogany and Tea Trees plus some rainforest vegetation along Cabbage Tree Creek.

The seasonal creek winds through the back corner where the large granite boulders are located.

Limited only by your own imagination this property is unique with beautiful views, good pastures and lovely undulating land.

NOTE: Price is excluding GST. Property is registered for GST but can be sold without GST using The Margin Scheme which is dependant on buyers intentions for the property.

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. Accordingly, all interested parties should make their own enquiries to verify the information provided.

Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

4280 Lowmead Road, BERAJONDO QLD

---

## Google Map - Property Location

### Map

