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Welcome

Thank you for your interest in 42 Brumby 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



42 Brumby Road, BERAJONDO

**BRANCH CREEK GRAZING - 967 HA 2389
ACRES ON BRUMBY/CALLAGHANS ROAD
BERAJONDO**

**\$1,400,000
excluding**

Cattle plus Self-sufficiency ♦ unlimited water and privacy assured.

So much of the hard work has been done ♦ this property is well set up but still allows you the scope to make it your own. Water from water courses, dams, bores and great rain water storage. Large sheds, great fences, vegetable garden and fruit trees. Great access tracks to all areas. Mountain views and natural rock pools.

Currently carrying between 50 to 75 head year-round with 67 Ha of cleared white zone with native grasses, signal, rhodes and Wynn Cassia.

You can increase the stock capacity as the property has Native Forest Practice in place, allowing further expansion of grazing areas, while maintaining 150 stems per acre (only 34 acres of the property is excluded). Majority of the property is barb wire fenced with fencing in excellent condition ♦ much of the fencing is under 4 years old ♦ only the small section of the property that is on Brumby Mountain is unfenced. 2 wide laneways connect the yards to the 7 paddocks. Clipex 200 cattle yards including Vet Crush and ramp with area of 398m² allows safe and easy handling of up to 100 cattle ♦ current arranged to have 8 various size holding/management areas and large walk-up entry, you can customise to suit your own requirements.

Water will never be an issue with natural water-ways plus 4 permanent dams and 2 seasonal dams. There are 3 bores all equipped with Shervey solar pumps and water lines in place to pump to 3 x 5,000 gal header tanks. 1 bore yielding approx. 300 gal per hour and 2 at approx. 150 gal per hour ♦ bore depth 40, 30 and 18 mts. The header tanks are connected underground to various outlets for stock-water.

The main shed is 20 x 12 x 4.5 mtrs with one bay (4 x 12) concrete floor lock-up workshop. This shed contains the solar power for the property a 13.2KW system with 2 Tesla powerwalls and back-up 22 KVA generator. Roof water from this shed fills the 2 x 105,000 Ltr rainwater tanks. There is a second shed 12 x 9 x 3 with a camp kitchen and basic bathroom facilities and storage area.

Orchard

💎 Lychee, tropical apple, pineapples, bay, pawpaw, mulberry, bananas, feijoa, grumichama, choc pudding, blueberry, lemonade, grapefruit, mandarin, orange, lime, lemon, mango, dragonfruit, avocado, passionfruit and peach plus herb garden and good size vegetable garden with raised garden beds.

Trees on the property include She Oak, Turpentine, Messmate, Ironbark, Spotted Gum, Banksia, Paperbark and Bloodwood. Lovely areas of ferns, native Hibiscus and Hoya💎s.

With track access to your own lookout on Brumby Mountain, swimming in the clear water at the rockpools and tracks throughout the block for motorbikes, ATV💎s etc you will not need to leave the property. Parts of Brumby Mountain are over 200mtr elevation giving distant coastal views.

Rosedale is 15 km and has a great community and school (prep to year 12), Lowmead 21 km, Bundaberg 71km, Rules Beach 46km, Agnes Water 66km.

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.

Location

