



22B Main Camp Creek Rd, Thornton



Picturesque Thornton 192 acres

**This is a very well set up and clean property with a lot of the hard work done just waiting for its new owner..**

#### Dwelling:

- 5 bedroom, sunroom/study, bathroom & lounge
- Separate Main Bedroom with Ensuite with own 8.5m x 3m Deck under roof
- 13m x 3m deck under fully insulated main roof
- Under roof access to 2 bay Carport
- 2 x 22500Ltr (5000 gal) rainwater tanks for house by gravity and pump
- Solar hot water , 2 x A/C

#### Sheds:

- 12 m x 6m 4 bay galvanised shed power and lighting including 1 enclosed concrete bay with lock up roller door & 3 open front enclosed bays
- Old dairy shed approx. 13m x 5m with concrete floor and power connected
- Old cream shed with concrete floor

#### Yards:

- Large good condition timber cattle yards including force yard, race with crush, head bale, baulk gate and drafting facility
- Separate race and force yard with all weather loading ramp

🛏 5 🗺 2 🚗 6 📏 192.00 ac

Price	SOLD
Property Type	Residential
Property ID	1717
Land Area	192.00 ac

#### Agent Details

Ramon Bachmann - 0412 751 590

#### Office Details

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- Troughs to all yards
- Three phase power adjacent yards

**Water:**

- Bore equipped with solar pump , 8" steel casing with 50mm poly pipe to elevated 13500Ltr (3000 gall) tank that gravity feeds troughs in yards and paddocks
- 6 good dams, Troughs to all small paddocks & 1 large paddock

**Paddocks:**

- Fenced into 2 large and 5 small paddocks
- Good perimeter and internal access tracks

**Fencing:**

- Majority of 4 barb and split posts to perimeter and split post and steel pegs to internal fences

**Grasses:**

- Good diversity including Black Spear grass, Green Panic, Rhodes grass, Kangaroo grass, Creeping Blue grass, Legumes include Siratro and Wynn Cassia & Natives

You Must Inspect To Appreciate...

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