







Excellent Features, Improvements and Prime Location

5 2 7 62.96ac

This property, located in the highly sought-after Mulgowie area of southeast Queensland, offers exceptional opportunities for agricultural ventures. The Mulgowie region is renowned for its fertile soils and unregulated water supply, which are ideal for agricultural activities. The inclusion of a substantial vegetable processing shed significantly enhances the property's value, making it an attractive proposition for vegetable growers and agricultural entrepreneurs.

Property Overview

Improvements:
A standout feature of this property is the impressive fully approved **vegetable processing shed**:

- **Size:** 51m x 21m x 8m high, providing ample space for various agricultural operations.
- Includes a **90 pallet single stake cold room** to maintain quality & freshness.
- 32Kw Chilling unit with 5000L chill tank
- Features **loading ramps, an office**, and a **smoko room** with toilets for staff convenience.
- The shed is fully concreted with **truck access**, **full lighting**, and **sanitary drainage**.
- Complemented by an **80,000L water tank storage** (fire protection) and a **septic system** for effective waste management. Please contact for more information

Price	P.O.A.
Property Type	Residential
Property ID	2025
Land Area	62.96 ac

Agent Details

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Additional improvements include:

- **3-bay workshop shed** (powered and concreted) featuring **2 x 20' containers** and a mezzanine floor for extra storage. Office.
- C**hemical shed** / Separate **lunch room** for staff comfort.
- An impressive upgraded **500KVA power supply** to support all your operational needs.
- **3-bay Colourbond shed** (powered and concreted) and a **2-bay carport** with a single lockup.
- **39.90Kw Solar System with 30Kw inverter**

Irrigation:
This property boasts an advanced irrigation system:

- **Irrigation bore** equipped with a **30Hp submersible pump**, providing access to high-quality, unregulated water.
- Two **stock bores** with submersible pumps ensure reliable water supply.
- **12 Ha Laidley Creek license** supports extensive agricultural activities.
- The system features a **PVC 6" underground main line** and **permanent sprinklers** spaced 9m apart on 14.6m rows, fully automated with a **fertilizer injection** system for optimal crop growth.

Land:
Spanning a generous **25.48Ha (62.96 acres)** on two titles, this property offers:

- A gently sloping, well-drained block with **high-quality Laidley Creek alluvial soils proven to be some of the worlds best soil**, ideal for diverse agricultural uses.
- Direct access to **Laidley Creek**, enhancing water availability for irrigation.
- Approximately **58 acres currently cultivated**, producing leafy salads and other fresh produce, showcasing the land's potential.

Dwelling:
Discover a spacious and inviting **5-bedroom, 2-bathroom brick home** designed for comfort and convenience. This property features:

- A versatile **granny flat/study**, perfect for guests or as a home office.
- A **large covered outdoor entertaining area**, ideal for hosting family gatherings or enjoying leisurely afternoons.
- **Ducted air conditioning** throughout, ensuring year-round comfort.
- An inviting **in-ground pool**, perfect for cooling off during hot summer days.
- Recently **renovated and in excellent condition**, this home is ready for you to move in and enjoy.
- Equipped with a **back to mains solar system**, promoting energy efficiency.

Prime Location in the Picturesque Mulgowie Area

Discover a property with an unbeatable location:

- **Bitumen road access** for hassle-free transportation.
- Only **1 hour from Brisbane**, ideal for city commuters.
- Just **10 minutes to the local CBD**, providing essential amenities and services at your fingertips.
- A quick **15-minute drive to the Warrego Highway**, ensuring easy connections to regional destinations.

Agent's Summary

With its combination of excellent features, improvements, and prime location, this property is a rare opportunity in the market. For further information or to

arrange a viewing, please contact Ramon.

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