



Mutdapilly, 64 Stephens Road

Best of Both Worlds —Country living on city doorstep - Big sheds —Horses or cattle or you decide.

Auction Location: On Site

If you love what the country has to offer with the bonus of profitability from living off the land yet being conveniently located only 45 minutes' drive from Brisbane, this property will not disappoint.

64 Stephens Road, Mutdapilly is on 47.8ha (just under 120 acres), on 2 titles and only 10 minutes to Yamanto, close to Kmart, Coles, Woolworths, and Aldi. Mutdapilly is on the south/western outskirts of Ipswich.

THE HOME

The modern colonial style 4 bedroom home is elevated giving views across the paddocks from many areas of the home. Open plan lounge, dining and kitchen area with Tassie Oak



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale

Auction Onsite 20/04/2024

View

ljhooker.com.au/HCKHBC

Contact

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floors (10mx5m) and raked ceilings. The master bedroom has an ensuite and access to one of the verandah areas. Outside entertainment deck area (7x6.5m). Gourmet kitchen fit for a king with Tassie Oak cupboards and granite "rose" bench tops. Other features include: Fans throughout, air conditioning in the living area, master and bedroom 4. Double sized office off the entry with storage area. Spacious laundry, 2 linen cupboards, security screens. Low maintenance gardens and dog proof yards.

THE GRANNY FLAT

Not registered as a granny flat but it certainly is well appointed. Living area, 2 bedrooms, own bathroom, kitchen, and laundry. It even has split system air conditioning. Located in Shed 1, approximately 12m x 11.5m.

SHEDS

Shed 1. 3 phase power. Approximately 481sqm under roof plus a mezzanine section and plus the granny flat. Now that is a SHED. No guy ever says a shed is too big or too high. With 6.2m sliding doors with height of 3.9m. On the mezzanine level is another 2 rooms/bathroom/kitchen area —incomplete.

Shed 2. Powered. This shed has been used as a Vet Shed with an enclosed area 7m x 5m with roller door 2.7m high x 3m wide. Overall, the shed is 15m x 7m approximately 105 sqm. Includes mare and foal crush.

Shed 3. 5 bay open over height carport suitable for conversion into stables or storage.

WATER SUPPLY

20 meg water licence with 10 meg water harvesting licensed and registered water hole. Warrill and Mt Walker creek access.

4 x 5000gal poly water tanks on house and shed. Water is connected to cattle yards. Submersible pump on creek feeds water to all paddocks and the home.

There is a bore and pump, pump last used 2 years ago, this pump isn't used as water comes from creek.

HORSE FACILITIES

4 large foal netted foaling paddocks with automatic waterers and diamond grid flooring to the stable.

1 stallion paddock with automatic water and diamond grid flooring to the stable.

1 hospital stable and paddock with automatic water and diamond grid flooring to the stable.

Round yard

Cattle yards with water and head baler

Concrete water troughs 7 paddocks with automatic water

Horse fencing is less than 8 years old.

All stables are 6x6 meters with rubber walls.

Water hydrants

Grass types - Millet, Rhodes, QLD Blue, Panic, and native grasses. Perfect for growing young horses.

This property offers the ideal location for a family or a business. Let you mind wander to determine what you could do with 64 Stephens Rd Mutapilly.

To be auctioned Saturday 20th April 2024 at 10.00am on site.



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More About this Property

Property ID	HCKHBC
Property Type	House
Land Area	47.75 hectare

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This floor plan is not to scale. The areas, layout and dimensions are approximate. Therefore the plan should be viewed for illustrative purposes only. Bedrooms measured from wall to robe.



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