



Quaama, 23 Christophers Road

"BARRABAROO" - 23 CHRISTOPHERS ROAD

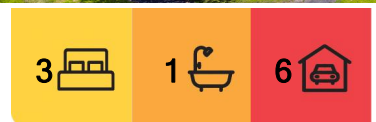
PROVISIONAL RESERVE - UNDER \$1,200,000

Centrally located "Barrabaroo" - 23 Christophers Road, Quaama is a breathtaking 120-hectare (300-acre) lifestyle grazing property that seamlessly blends rural living with modern infrastructure. The light-filled, north-facing three-bedroom home offers expansive views of Gulaga and Peak Alone with high ceilings, period windows, and generous indoor and outdoor living spaces, this residence creates a sense of comfort. While the interior and exterior provide a bright and welcoming ambiance, a generous undercover deck and a well-appointed kitchen further elevate the home's appeal.

Adjacent to the main residence is a newly clad granny flat, built to lock-up stage with power and water connections, offering potential for guest accommodation or additional living space. The property is exceptionally well-serviced with mains power and an impressive 35-kilowatt solar system featuring 112 solar panels, modern inverters, and lithium battery



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.



For Sale
Auction- 17th May, 11am on site

View
ljhooker.com.au/NS2FGN

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banks, ensuring energy efficiency and sustainability while feeding back into the grid. Water security is abundant, with town water access complemented by two 100,000-litre rainwater tanks plus 7 stock dams.

The farm is well-equipped with extensive infrastructure, including a 28m x 14m shed, housing three fully insulated rooms. Additionally, a 17m x 11m insulated shed with power, water, and a bathroom offers versatile use and includes an attached cool room, purpose-built for cold storage. With approximately 50 hectares (120+ acres) of cleared land and well-maintained fencing, this property is ideal for grazing. A solid set of steel stock yards, complete with a crush and loading race, ensures practicality for livestock management.

Adding to its uniqueness, "Barrabaroo" features a Voluntary Conservation Agreement (VCA) over a 28-hectare (70-acre) portion of regrowth forest. This exceptional property presents a rare opportunity to enjoy a productive rural lifestyle with outstanding amenities, breathtaking scenery, and a sustainable future.

AUCTION - Saturday 17th May, 11am on site

INSPECT - each Saturday prior 10:30am - 11:00am or by prior arrangements

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More About this Property

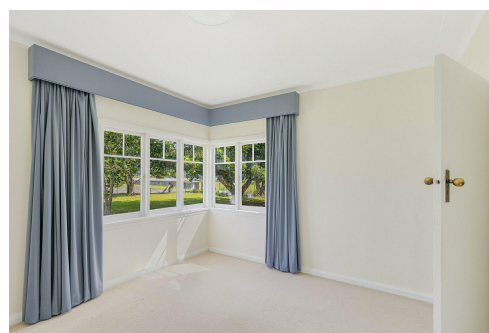
Property ID	NS2FGN
Property Type	AcreageSemi-rural
Land Area	300 acre

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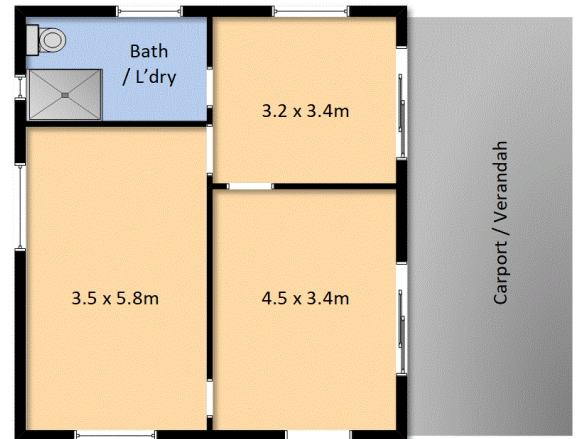


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Shed



Partially renovated granny flat

23 Christophers Rd, Quaama

Measurements are approximate and should be used as a guide only.