



Bororen, 255 Red Hill Road

319 acres in prime location, all white zone land with great water supply!

Ones like these don't come up often - Welcome to 255 Red Hill Road, Bororen. Offering 319 acres in a prime location, of entirely white zone land with a gorgeously unique country home, pool, endless machinery sheds, granny flat - The works!

Fenced off into 3 paddocks of selectively cleared, gently undulating land with high water supply.

The property is fed by 2 large dams plus 3 smaller ones.

Great set of steel cattle yards with laneway, ramp, crush and cradle

Fully fenced house block with cattle grid access

Electric front gate with cattle grid & fenced off driveway

Solid 4 barb fence lines throughout, mix of timber and steel posts, with wallaby/roo proofing to some



LAND 319.97 acre

For Sale
Please Call

Contact
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LJ Hooker Boyne | Tannum
(07) 4973 7277

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.

5 bay machinery shed plus workshop, double carport, 2 x roller door garage spaces and 1 x 20Ft shipping container. Machinery to go with property as is where is including but not limited to;

2013 X570 John Deer Ride On

2015 JOHNDEERE TRACTOR – 4 in 1 bucket, hay forks and pallet forks (1200hr)

8 Ft Slasher

Box Trailer

2 x Plys

1 x Seeder

Various fencing materials, star pickets, barb wire (all as new)

Plus a range of tools and accesories useful in running and maintaining land such as this.

Power to all sheds/bays

6 x 5,000 gallon water tanks

Davey fire fighter pump – pumping dam water to 5000 gallon water tank at the tank for gravity feeding of troughs and external house

beautiful 95,000l 12 x 5m inground salt water pool, with bungalow & spa. Serviced monthly

Roll up pool cover included

Beautiful rendered brick house with cathedral style roof, one main bedroom with annex/attic space upstairs to utilise however you wish.

Open plan kitchen, dining and lounge with large bay windows. Fully air conditioned

Kitchen with gas cooktop, dishwasher, pantry

Large dual access bathroom with laundry to rear of house. Tiled throughout

Spacious front patio with paved side entertaining overlooking the firepit and stunning countryside

Crimsafe on doors with fly screens throughout

Security system on house, sheds and granny flat for ultimate peace of mind

Down to the sheds there is a one bedroom, one bathroom granny flat with full kitchen & open plan living area with air conditioning

Property is very easy to navigate and access any part. Successfully runs 60-80 head of cattle any time of year with efficient cell grazing strategies.

And of course, 360 degree mountain views with the most incredible sunrises and sunsets I have ever seen!

Located 5 minutes to Bororen, 15 minutes to Miriam Vale, 30 minutes to Tannum Sands, 47 minutes to Gladstone, 52 minutes to Agnes Water, 1 hour and 34 minutes to Bundaberg & 1 hour and 49 minutes to Rockhampton.

The nearest local produce/agricultural retailer is Bororen Produce which stocks everything you need or can order it in for you. Nearest sale yards are in Miriam Vale.

Bororen has a fantastic local pub, Primary School that teaches up to year 6, Miriam Vale teaches up to year 10 and Tannum Sands State High School goes to year 12, students can also go to Discovery College in Agnes Water that teaches all ages.

Miriam vale has a train station, golf club, bowls club, pony club, post office, general store, chemist, bank, gift shops, police station, fire station & ambulance service. There are also multiple cafes and specialty stores.



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More About this Property

Property ID	VWFGW2
Property Type	Livestock
Land Area	319.97 acre
Including	Toilets (2)

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