



Roma, 1180 Dargal Road

"Nella Ridge" 160 Acres

AUCTION DATE CHANGED!!!! New date is 9/08/24

Welcome to "Nella Ridge," a stunning 160-acre property that offers the perfect blend of modern living and rural charm. This beautiful estate provides an idyllic lifestyle with ample space, luxurious amenities, and picturesque surroundings. Conveniently located just 12 minutes (13.8 km) from town, "Nella Ridge" offers the best of both worlds; serene rural living with easy access to urban amenities including a short drive access to Moorlands Bush Nursery/cafe & Queensland Western Spirit Gin Distillery & function club - Both iconic spots hosting good times, great food and tasty beverages.

Property Features:

- Size: 160 acres of prime rural land.
- Home: A beautifully designed 4-bedroom, 2-bathroom home featuring:



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.



LAND 160 acre

For Sale
Auction

Contact
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LJ Hooker Roma
(07) 4622 1222

- Climate Control: Inducted split system air conditioning and a wood fire for year-round comfort.
- Master Suite: A large ensuite, walk-in robe, and a relaxing sitting area.
- Bedroom Access: Each bedroom has private access to either the front or back decks.
- Living Space: A spacious open-plan kitchen, dining, and lounge area.
- Outdoor Living: Expansive front and back decks perfect for entertaining and enjoying the views.
- Landscaping: Well-maintained lawns and gardens that showcase the property's natural beauty.

Utilities and Outbuildings:

- Water Supply: Equipped with a privately owned bore connected to 2 x 5000 gallon tanks supplying the house & troughs along with a second tank supplying rain water.
- Car Shed: A concrete floor car shed/garage conveniently located beside the house.
- Dog Pens: Well-built concrete floor dog pens (4 total).
- Machinery Shed: A large 4-bay machinery shed with a lockable container storage area.
- Additional Storage: A third lock-up 2-bay concrete floor shed located beside the machinery shed.

Agricultural Features:

- Cattle Yards: Steel-framed portable cattle yards equipped with a ramp & vet crush
- Watering: The property is watered with 3 troughs and 3 good-sized earth dams.
- Land Quality: Slightly undulating country with soft, deep red loamy soils heavily grassed by Buffel and natural grass species. Timbered predominantly by box, pine, sandalwood with intrusions of Brigalow.
- Fencing: Fenced into 3 main paddocks and 1 dam paddock. The internal fencing and 3 sides of the boundary fencing is all good quality barbed steel post fencing.

This is an exceptional opportunity to secure a magnificent rural estate with all the modern comforts and ample space for agricultural pursuits. "Nella Ridge" offers an unparalleled lifestyle in a beautiful setting. Don't miss out on this perfect rural retreat!

For more information or to arrange an inspection, contact Andrew Busiko from LJ Hooker Roma at 0427 622 783.



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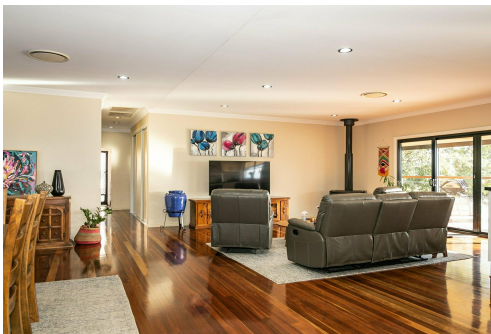
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More About this Property

Property ID	BPFHG2
Property Type	Lifestyle
Land Area	160 acre
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Fire Place Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

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