



Roma, 210 Bungeworgorai Lane

Stunning Lifestyle Property with Machinery Included

Welcome to 210 Bungeworgorai Lane, a pristine 3-bedroom brick home nestled on 13.759 Ha (33.99 acres) of beautifully manicured lawns and gardens, complete with an automated sprinkler system. This property offers the perfect blend of rural serenity and modern comforts, located just 10.2 km west of Roma.

This property has recently gone under a recent transformation with approximately \$100,000 worth of improvements being added to the property with the main items being listed below along with brand new quality plant & equipment being included in the sale price.

Recent Improvements:

- Concrete entertaining area with an Insulated Patio roof including fan and lights
- Upgraded road base Driveway



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 33.99 acre

For Sale
Please Call

Contact
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LJ Hooker Roma
(07) 4622 1222

- Brand new carpet in all Bedrooms & Living spaces
- Brand new Cattle yards including vet crush & ramp
- Underground Power connected to all sheds with lights & power points setup
- Security Doors Installed (front and entertainment)
- Brand new Mitsubishi split system Air-conditioner in main living area
- 2 x Brand new Cattle & sheep water troughs and pipeline
- Brand new Davey House Pump
- Brand new Dishwasher
- Overhauled lighting through house - all replaced with LED's
- Brand new ceiling fans set up in all 3 bedrooms

Machinery Included:

- CF Moto UForce 600CC EPS Buggy (2024 Model)
- John Deere 42 Inch Zero Turn (2024 Model)
- Lovol 40hp tractor with bolt-on forks, and 4-in-1 bucket (2024 Model)
- Slasher Attachment (2024 Model)

Key Features:

Living Spaces: Spacious open-plan dining, living rooms and kitchen area with quality finishes.

- The Interior has freshly installed Carpeted lounge and bedrooms, tiled kitchen, dining and wet areas.
- Kitchen: Well-equipped with a gas cooktop, brand new dishwasher, and an island bench.
- Bedrooms: Built-in wardrobes in every room, offering ample storage.
- Climate Control: New split-system air-conditioning in the main living area, evaporative ducted air conditioning, 3 brand new fans installed in each bedroom and a large wood heater for the colder months.
- Complete overhaul on the lighting fixtures as the entire home has been equipped with LED lighting.
- Outdoor Entertaining: Newly installed alfresco dining/entertaining area, perfect for gatherings.
- Security: Camera security system for peace of mind.

Bonus feature: Is that this property is only located 1.4kms (walking distance) from the Western Queensland Spirit Gin Distillery & function club - hosting good times, great food and tasty beverages.

Additional Amenities:

- Garages and Sheds: 4-bay concreted garage used as a workshop/carport, and a large steel frame machinery shed, both with power connected. Recently gravelled hardstand driveway in front of the garage.
- Animal Facilities: 2 lock-up dog cages on concrete with auto waterers, gardening shed, and new portable cattle yards with vet crush and steel ramp.
- Water Supply: Electric submersible bore with pressure switch to tank and pressure pump to house and 2 troughs for stock water.

Land and Fencing:

- Paddocks: Fenced into two holding paddocks and one main paddock.
- Soil: Loamy soft grass country, suitable for horses, cattle or sheep.



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- Access: Good all-weather roads to both Warrego Highway and Dargal Road.

Comments:

This is an exceptional opportunity to secure a well-maintained rural property with all the modern conveniences and room for livestock, set in a peaceful and scenic location. Don't miss out on this well put together lifestyle property!

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

More About this Property

Property ID	BPDHG2
Property Type	Lifestyle
Land Area	33.99 acre
Including	Air Conditioning Ducted Cooling Evaporative Cooling Fire Place Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

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