



545 Tagigan Rd, Goomboorian



COUNTRY HOMESTEAD ON 225 ACRES OF PRIME FARMLAND.

ONE Agency Gympie is delighted to present to you Jordania! Offering one of our regions finest country homesteads, this luxurious and near new ranch style home captures character and charm, while boasting a breathtaking modern design with a detailed and quality finish throughout.

The farm has been managed and maintained to the highest level with fencing, cattle yards, driveways and general farm maintenance all overseen by the owners. This is a highly productive farm that is flat to lightly undulating with excellent shelter belts for shade and protection. It is ideally suited for a variety of different agricultural and horticultural pursuits due to the excellent annual rainfall that is favoured and renowned in the Goomboorian area. Its key attractions of size, location, productivity and diversity are just the beginning.

Home:

*Designer built quality brick home with 6 bedrooms, media room, rumpus room, open plan living dining and kitchen with a butler's pantry.

*2550mm ceiling throughout with huge cathedral ceilings in the main living area.

*Kitchen has 900mm stainless steel appliances, a large butlers pantry and a breakfast bar.

*Huge living/dining area has 'wood-look' tiles and an electric fireplace providing a sense of grandeur.

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Price	\$3,250,000
Property Type	Residential
Property ID	330
Land Area	91.35 ha

AGENT DETAILS

Keryn Angle - 0434 379 533

Pete Angle - 0438 864 158

OFFICE DETAILS

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*6 carpeted bedrooms all connected to the ducted heating and cooling throughout the house and all containing ceiling fans.

*Master bedroom is large with a walk-in robe and beautifully designed ensuite with modern colours and a separate hot water system.

*Carpeted media room with ceiling fan and VJ panelling and is large enough to fit all the family and friends.

*Additional rumpus room for kids entertaining.

*Main bathroom has two separate sinks outside the main room which contains a shower and a separate toilet.

*Massive internal laundry/mud room.

*Master bedroom, additional bedrooms and media room are all sound-proofed.

*Large outdoor entertaining area with a built in BBQ and outdoor kitchen looking over the acreage beyond.

*13.2KW solar system with 36 panels.

*4 x 5000 gallon water tanks. for the house.

Shed:

*25m x 10m x 4.2m with 4 roller doors two of which are electric.

*Internal kitchen and shower allowing as a second dwelling or caretakers cottage.

*Separate septic system, insulated and with power, 2 x 5000 gallon

*Additional machinery shed 18mx 7m x 3m with power and a 5000 gallon tank.

*Two Greenhouses with water on location.

*60m x 45m thriving veggie garden.

*Fenced Dog yards

Acreage:

*91.35 Ha or 225 Acres of rich farmland perfect for cattle or horses or a variety of other business pursuits.

*9 fenced paddocks all containing water sources.

*2 dams plus a billabong and a bore and Tagigan creek which is seasonal and has large water holes.

*Paddocks contain Rhodes Grass, Signal/Summer Grass, Wynn Cassia Legume and Setaria grass.

*Cattle yards large enough for 100 head and a full vet crush, forcing pens and a water trough.

Goomboorian (a Gympie locality) is located only 20 minutes from Gympie, 40 from Noosa and 40 minutes from Tin Can Bay, Fraser Island and Rainbow Beach.

Don't miss out on the chance to become part of the fantastic and close-knit community. Get in touch and arrange an inspection with Pete today!

Although ONE Agency Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. ONE Agency Gympie urge all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

