

Lot 2/1423 Selma Road, Emerald, QLD, 4720

Acreage Semi-rural For Sale

Saturday, 30 November 2024



Lot 2/1423 Selma Road, Emerald, QLD, 4720

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: Acreage Semi-rural



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Your Perfect Lifestyle Grazing Property

Located just 15 minutes from Emerald, Lot 2 of Selma Ridge offers 21.41 hectares (52.9 acres) of prime lifestyle grazing land. Ideally situated only 5 minutes from Fairbairn Dam and nestled on the scenic banks of the Nogo River, this property is a true gem.

Outstanding Features of Selma Ridge:

4-Bedroom Home: This beautifully maintained property boasts a spacious 4-bedroom home, complete with 3 bathrooms and a bonus room downstairs, ideal for a study or extra living space. The home is equipped with split system air conditioning throughout and offers stunning views of the surrounding property.

Fully Equipped Shed: A 32m x 9m x 5.5m shed with a concrete floor and lock-up sections offering ample space for storage, hobbies, or running a business.

Modern Amenities: The property features established lawns, fruit trees, a vegetable garden, a chicken run, and a kids' playground. For convenience, the house is equipped with a 13.2kW solar system, automated sprinkler system, and a Blackhawk 4G system for reliable phone and internet service.

Water Security: With 75,000L of rainwater storage and 25,000L of river water storage, plus a solar pump for year-round domestic and stock water from the river, this property is fully self-sufficient.

Fencing and Paddocks: The property is securely fenced, with new fencing across a large portion, and is divided into three paddocks plus a house yard.

Recreational Opportunities: Vehicle access to the Nogo River allows for endless recreational activities such as fishing, swimming, kayaking, and camping. The property has previously been used for Hipcamp, receiving excellent reviews for its outdoor amenities.

Soil and Pasture: The land is improved with Buffel, Rhodes grass, and legumes, and features a range of soil types including rich black soil, sandy loam, and ridge gravel, making it ideal for grazing and farming.

Additional Highlights:

- Designated firepit area
- School bus pick-up at the front gate
- Steel frame construction for durability

This property is truly one of a kind and offers a rare opportunity for a comfortable, self-sufficient lifestyle just minutes from Emerald. Call today to arrange an inspection!

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