

# 331 Landry Road, Jaggan, QLD, 4885



## House For Sale

Thursday, 28 November 2024

331 Landry Road, Jaggan, QLD, 4885

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Shellie Nightingale  
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## Quality Grazing | Permanent Water | 162 Acres

Being approximately 810m in elevation, providing exceptional views to Mt Bartle Frere and Bellenden Ker this 65.8ha farm has quality grazing with permanent water.

331 Landry Road, Jaggan has 10 paddocks accessed via two laneways with improved pastures such as Nandi Setaria, Brachiaria, Pangola and Creeping Vigna legume. The property is accessible all year round with many small pockets of rainforest along the creek lines and many native trees have been planted for additional shade trees and habitat protection. Currently rotational grazing around 50 Droughtmaster Stud breeders which are not included in the sale.

The large homestead is approximately 350sqm under roof and features the following:

- Solid masonry block home with 2 phase power and solar
- Modern kitchen with dishwasher, gas cooktop, rangehood, electric oven, walk in pantry and spacious dining area
- Four bedrooms; master bedroom is air-conditioned with large walk in wardrobe and ensuite
- Airy office with built in cupboards, ample bench space and NBN & Telstra coverage over farm
- Two large lounge room areas, one with wood heater and air-conditioning, the other having access to the back deck
- Secondary kitchen with electric stove, rangehood, dishwasher & nook for washing machine
- Main bathroom with separate toilet
- Laundry
- Two outdoor decks with blinds
- Internally accessible garage with remote control lockable roller door & mini workshop space
- Established gardens, fruit trees
- Located in the Malanda school catchment and bus available right out the front door

Further features of the farm:

The 4 barb wire fencing is in good condition having a central laneway with two hubs; front and rear boundary. Ample water supplied to the property via by Thiaki Creek which runs through the middle of the property, with a dry concreted causeway with large pipes underneath, 4 dams on the block; one being seasonal, a separate tank feeds cattle troughs from creek with pump and an additional 3 x water tanks are fed from roof of house. A quality bore is also located in the house yard.

Shed - Large 3 bay tandem machinery shed includes the weaner pen; with water, power, lighting & molasses tank.

Yards - covered with vet crush, race which runs up to roadside loading ramp (excellent truck access), forcing pen, weigh scales, power, lighting, hose down facilities, dedicated water tanks.

This manageable property presents a unique opportunity to combine a productive grazing operation with a great lifestyle. Call Nightingale Real Estate Tablelands Exclusive Marketing Agent Shellie Nightingale on 0429 966 038 to arrange an inspection or further information.