

**148 Moore Park Rd, Moore Park Beach, QLD, 4670**



**Rural For Sale**

Monday, 18 November 2024

148 Moore Park Rd, Moore Park Beach, QLD, 4670

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 21**

**Type: Rural**

## **Cheap Farm by the Beach!**

This would have to be one of the cheapest farms where you can hear the waves of the Pacific ocean roll in from your farm. This 49.56 hectare (122.4) acre property which is an ex Sugar Cane farm has the potential to be developed into a high capacity irrigated cattle operation or be returned to sugar cane and soybean farm. It's currently running 42 cows, 2 bulls and 6 donkeys with ease. In its natural state with out irrigation the grass roots can reach a fresh water source approximately 2.1 meters down. In the 2019 drought this proved invaluable. Using this in conjunction with rotational grazing kept the cost of feeding cattle to a minimum. There is a reasonable yard with vet crush and loading ramp. The property has 2 irrigation bores with 102 megalitres of allocation. They are both in the Elliott beds which is the most reliable in the area. There is also a domestic bore that services the Cattle and the house.

From this farm you can easily walk to the Moorepark Beach Tavern, IGA, Bakery, Chemist, Doctors and Service Station, saying that its in an excellent location is an understatement. It's a 20 minute walk to the closest beach or a 10 minute bike ride.

There is a recently renovated 2 bedroom 1 bathroom Queenslander with polished floors and freshly painted inside. There is a large rear deck that is accessed by French doors perfect for outdoor living. The house has air conditioning in the main area. There is a 6 burner gas stove in the kitchen. The kitchen cupboards are timber.

This is a fantastic opportunity for a retired grazier or a first starter looking for a very reasonable priced block to develop to it full potential.