

**181 Yarrala Road, Dalby, QLD, 4405**



**Rural For Sale**

Tuesday, 26 November 2024

181 Yarrala Road, Dalby, QLD, 4405

**Bedrooms: 4**

**Bathrooms: 2**

**Type: Rural**

## "Amber Downs" - Quality Lifestyle on Dalby's Doorstep

### LOCATION:

181 Yaralla Rd, Dalby Qld 4405

Located 5 minutes from Dalby's CBD

### SERVICES:

Mains power, mobile phone service, bitumen road frontage

### RPD/AREA:

L265 AG789 - 48.8 ha\* (120.6 ac\*)

### COUNTRY:

Quality cracking clay soils, currently farmed, however could easily be operated as a mixed farming property with pasture improvement. Grassed waterway running the property.

### WATER:

Water is a real feature of the property, with an electric submersible equipped bore, 3 dams and interconnected 7500 gal and 5000 gal rainwater tanks.

### BOUNDARY & INTERNAL FENCING:

Boundary is partially fenced.

### RESIDENCE:

Quality 1983 built 2 story 4-bedroom brick residence. Separate lounge and formal dining, plus second living room. Kitchen includes gas cooktop and wall mounted gas oven and pantry. Laundry also includes a shower and toilet, with internal access to a double lock up garage. All bedrooms are located upstairs with main bathroom, separate toilet and a walk-in linen cupboard that could easily be converted to an ensuite. An exceptional, well-maintained garden and lawns encircles the residence providing a private oasis that can be enjoyed year round.

### IMPROVEMENTS:

19m x 8m Machinery shed and workshop. Power connected with the ability to connect a back up generator

12.5m x 9m machinery shed, with 2kw solar system installed

4m x 3.5m mower / garden shed

40' and 20' containers with a 6m x 13m roof connecting, creating a shed / storage area

### COMMENTS:

"Amber Downs" provides an excellent opportunity to acquire a quality small rural holding on the edge of Dalby. Currently farmed, "Amber Downs" could easily be developed to undertake any number of rural pursuits.