

Lot 6 Meuanbah Road, Bombeeta, QLD, 4871

Rural For Sale

Thursday, 14 November 2024



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Bedrooms: 2

Bathrooms: 2

Parkings: 6

Type: Rural

COUNTRY LIVING AT IT'S BEST

Welcome to Meuanbah Downs – a pristine 53.5-acre (21.68ha)* property offering a low-maintenance modern home, two water licenses, large sheds, and established pastures. This is the perfect place to enjoy a relaxed country lifestyle with everything already in place.

Ideal for those looking for a simple change or a small commercial property, Meuanbah Downs has been used for cattle breeding and fattening. It's just 5 minutes from the Mena Creek Post Office, General Store, local primary school, and the famous Paronella Park and Mena Creek Falls.

The land is fully fenced with galvanised posts, cyclone gates, and barb wire, all in great condition. Paddocks are designed for easy rotational grazing with gravity-fed troughs and fertile, well-drained soil supporting five types of grass (humidicola, brachiaria, para, paspalum, and seteria) for healthy stock and crops.

Property Features:

- 2 x Water Licenses (112.5ML + 1ML Irrigation License)
- Modern 2-bed, 2-bath home with stunning views
- 2 powered sheds: 12.3m x 18.9m + adjoining 7m x 6.5m
- 6 paddocks including central laneway
- Permanent creek
- Flood-free, well-drained fertile soil
- Water tanks: 27,000L (rainwater) + 22,500L (creek-fed)
- 2500L molasses tank
- Solar-powered bore
- Optional equipment available (backhoe, tractor, ride-on mower, cattle yards, etc.) – full list available on request

The home features 2 ensuited bedrooms with built-in robes, split-system air conditioning, security screens, and tiled floors throughout. The open-plan living, dining, and kitchen areas flow to a wraparound patio, perfect for entertaining or extending the home if needed**. With north-facing views over the paddocks, a 10kW solar system, laundry, and large double carport, this home is designed for efficiency and comfort.

The owners are motivated and open to including equipment and chattels in the sale or as a separate transaction. For more details, contact agent Bridget Colleton.

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*Areas and boundaries are approximate

**Subject to approval.