



189 Limberlost Road, Fletcher



88 Acres - Very Tidy Home - 2 Titles and Income Potential

Located on the Southern side of Stanthorpe only moments away from the regions fine wineries, restaurants and national parks. This property offers an opportunity for a rural lifestyle in a comfortable home with good sheds, good water allocation and income earning potential.

Spacious 3 bedroom home recently repainted with office, large lounge room, wood heating, very generously sized kitchen with electric appliances and plenty of storage and bench space. Huge family room with a perfect North Easterly aspect is ideal for entertaining and easily captures the winter sun.

Set on 2 separate title deeds this property consists of 88 acres with approximately one third of the property cleared and cultivatable with minimal underground rock through these areas. Water is supplied from 3 dams and a creek running the width of the property and a 6 megalitre per year water allocation. The remainder of the property is natural granite bush with some beautiful native plants and fauna.

Excellent earning potential on this property with a very well set up hydroponic system in place. Beds are well constructed with steel frames and

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3 1 8

Price \$575,000
Property Type residential
Property ID 596
Land Area 35.64 ha

Agent Details

Bruce Green - 0417 644 518

Office Details

Stanthorpe
 63a Maryland Street Stanthorpe
 QLD 4380 Australia
 0417 644 518

