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## Salesperson

**Welcome to the marketing Campaign for 527-537 Bargara Road, QUNABA.**

**I am the selling agent and if you have any queries please do not hesitate to contact me.**

**Christine Banks**

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## Property Photos

### Photo Gallery











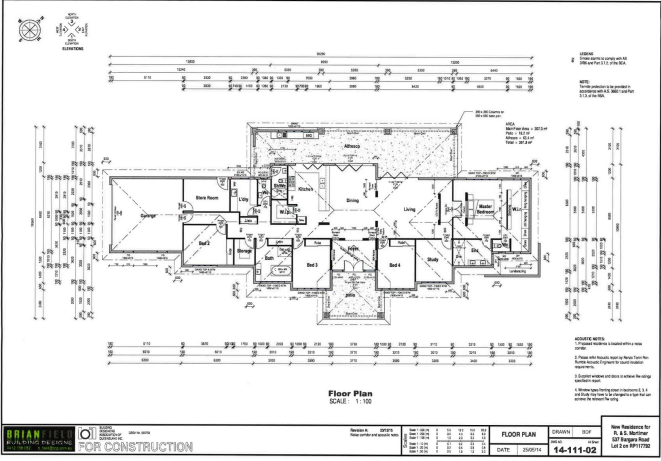














## Property Features

### Key features of the property

- ***4 Bedrooms***
- ***3 Bathrooms***
- ***3 Toilets***
- ***2 Garages***
- ***Air Conditioning***
- ***Study***
- ***Remote Garage***
- ***Outdoor Entertaining***
- ***Shed***
- ***Broadband Internet***
- ***Built In Robes***
- ***Dishwasher***



## Property Information



**527-537 Bargara Road, QUNABA QLD**



Bundaberg's First National Real Estate Bundaberg is proud to present this stunning property which is splendidly situated on 41.98 hectares (103 acres) and less than a 5 minute drive to beautiful Bargara Beach and only 9.3k to Bundaberg's CBD. This is a very rare opportunity to purchase your very own piece of paradise so close to the popular Bargara Beach.

The WOW factor is evident everywhere the eye can see, including the views, the quality-built family home, packing shed facilities and neat and well maintained farming enterprise.

Almost the entire farm is under cultivation, currently growing sweet Potatoes and watermelons. The farm has been purposely developed and set up to produce various crops during the year and is very well laid out making it easy to work and manage. The entire farm has been laser leveled.

This farm would be ideal if you didn't want to farm yourself, a passive income could easily be generated by leasing the land to another farmer and could earn \$100,000 plus per year.

Well-watered from 169 megalitres supplied from Sunwater. Substantial subsurface drainage has been installed that reticulates all irrigation water to a 10 megalitre holding dam. Two irrigation pumps service entire property. A 35HP Vario Drive pump supplies the packing shed via a 6 inch high pressure main. Two 6 inch high pressure mains run throughout the entire farm with 5 inch rises every 65 metres. A 50hp filtered pump unit at the dam site is able to pump from either the dam or Sunwater.

The well equipped packing shed measures at approximately 15m x 18metre and a smaller workshop with 3 phase power supply and town water connected also.

### RESIDENCE

The 5 year old executive style rendered home has a floor area of 391sqm. The home features four oversized bedrooms and a large office. The master bedroom has an ensuite with a walk-in

robe and double shower and separate toilet. There are three bathrooms throughout the home. The large kitchen is a feature that accommodates all chefs with a butlers pantry to prepare, loads of cupboards and beautiful ceasar stone bench tops. Open plan living area. The living area has bifold doors that open out to the large covered alfresco area with cedar panelling ceiling and equipped with electric blinds, that is strategically positioned to capture wonderful views over the property. Other added features are the Polished concrete flooring throughout, ducted air conditioning throughout, extra wide concrete paths surround the home, double insulated ceiling and roof. The driveway leading to the double attached garage is 90 metres long of exposed concrete. A pop up irrigation system is connected for watering the lawns and gardens.

There are two older style queenslander homes. One is a liveable 2 bedroom and the second home would be ideal as an office.

Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

527-537 Bargara Road, QUNABA QLD

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## Google Map - Property Location

### Map

