

“DROVARGA”

COOLIBAH ESTATE - LONGREACH

***8KMS FROM LONGREACH ON BITUMEN
AND ALL WEATHER GRAVEL ROAD***



PROPERTY SIZE:
8838HA/21.83 ACRES
FREEHOLD

ACREAGE LIFESTYLE WITH A1 IMPROVEMENTS

***VERY IMPRESSIVE IMPROVEMENTS WITH A VERY NICE
HOME SET IN ESTABLISHED GARDENS. IDEAL TO RUN
HORSES AND SOME LIVESTOCK.***

CAMERON ELMES
MO: 0419 747 869
EMAIL: admin@elmesrural.com
www.elmesrural.com.au

Elmes Rural PTY LTD

RATES: \$508.05 PER HALF YEAR
COOLIBAH ESTATE BODY CORP FEES -
\$500 PER QUARTER (Currently paid up to
March 2017)

CARRYING CAPACITY: Suited to all
classes of livestock—buyers choice



COUNTRY: Sandy loam and black grey soils. Very well
grassed with Buffel and native grasses and herbage. 3
paddocks with troughs in each, fully fenced. Selectively
cleared leaving adequate shade for livestock.

WATER: Water is provided via Body Corp Turkey Nest - pumped
to property by pressure pump. House connected to river water along
with approximately 12,000 gallons of rainwater storage which is
connected to house.

IMPROVEMENTS: 3 Bedroom Home - Main bedroom has built in
cupboard and refrigerated air conditioning and ceiling fans. Two re-
maining bedrooms, one has refrigerated air conditioning along with
ceiling fans in both. A split system refrigerated air conditioner is lo-
cated in the lounge/dining room. One bathroom, separate toilet, laun-
dry, lounge and dining, kitchen, linen storage - tiles in kitchen and
lino throughout. Electric hot water system. Front verandah with south-
ern views. Set in established gardens, all watered by drippers and pop
up sprinklers on electronic timers.

Stable x 2 incorporates steel stockyard and loading ramp. 4 Bay Steel
shed with power connected, 2 Bays lockable and concreted.
2 Bay car shed concreted and attached half bay covered area for cold
room (cold room not included)



PLANT AND MACHINERY: Bare

RAINFALL: 17 inches - Longreach
average.

PRICE: \$600,000



SERVICES: House is connected to power, with
internet and television and mobile phone services.
A school bus service to Longreach. Longreach
has primary and secondary schooling along with
hospital and medical facilities. Daily air services
to Brisbane. Everyday shopping and rural ser-
vices and saleyard facilities.

EImes Rural PTY LTD