



Lot 21 Christmas Creek Rd, Laravale

**PLATINUM EDGE  
PROPERTIES**



## 50 EXCELLENT FLAT ACRES IN THE HEART OF THE SCENIC RIM

Don't miss out... again !

This is prime Land, Perfect for Potential Horse training Complex, cattle, Lucerne, market growing, Lifestyle and or Business opportunities. Currently a turf farm.

Main shed 24m x 18m complete with 3 phase power, 1st class office and accommodation with Quality kitchen, Caesar stone benchtops, bathroom laundry, its own sewerage system, Large Water tank.

Plenty of Room to build that Dream home, pool or tennis court, simply perfect, enjoy alfresco living and place your dream home to capture the beautiful mountains and border ranges this part of the world boasts.

Logan river runs beside the property with river access and 35 Meg water Licence with pump, Huge Dam, 6 inch PN12 mains through property, 8000gph Bore as well as a separate 1000 gph Bore ( no pump)

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Price	Submit Offers \$1.35m
Property Type	Residential
Property ID	612
Land Area	50.00 ac

### AGENT DETAILS

Peter Eggenhuizen - 0413 744 450

### OFFICE DETAILS

Beaudesert  
SHOP 7 61-85 Brisbane St  
Beaudesert, QLD, 4285 Australia  
0413 744 450

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5 bay 30m x 12m Machinery shed, 6 tonne 4 point Hoist. This property is just waiting for the right person to capitalize on the fast-growing area of the Scenic Rim.

Too much potential here, get out of the rat race and enjoy the Country Life, If you need machinery, owner will sell separately.

Only approx. 15min to Beaudesert with Schools, Churches, Shops including Woolworths, Coles and Aldi etc etc, Approx 60 min to Gold Coast and Brisbane Airports, 40 min to Ipswich, 40 min to Kyogle NSW.

Great Property, Great Price... Call Today.

#### Farm Details

- 10 Meg Dam – (Under Construction)
- Can be sold with D.A Approved Turf Farm - Selling as bare block
- 25 Acres growing turf, 15 Empty, Total 50 Acres

#### Water

- 6inch PN12 Mains underground (2km)
- 8000gph(Gallon per hour) Bore
- Grundfos Pump - 8inch Casing
- 2<sup>nd</sup> Bore 1000 G/hour (no pump)
- 35 Meg Licence for river (\$1050 per year approx) + \$20 per Meg

#### Main Shed

- 24x18 - 3 Bay Enclosed – 1 Open
- 3 Phase Power Workshop with 200mm Concrete Slab
- Office with Kitchen and Bathroom
- Includes 6 Tonne 4 Point Hoist
- Taylex Sewerage

#### Machinery Shed

- 30 x 12m – 5 Open Bay Shed
- Tractors and Machinery can be sold on application

#### Grass

Turf Business currently found here; [www.turfgrassqld.com.au](http://www.turfgrassqld.com.au)

- Business name - Superior Grass Master
- Under Licensing – Zoysia Empire
- Trademark owned by Owner (Can Sell) Emerald Buffalo – superior blue couch

Other types of grass grown on the farm; Kikuyu Green Leaf Park Couch –  
Winter Green – Shade Master Buffalo - Blue Couch

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