

Table of Contents

- | [Salesperson](#)
- | [Property Photos](#)
- | [Property Information](#)
- | [Google Map - Property Location](#)

Salesperson

Welcome to the marketing Campaign for 111 Emery Road, BAFFLE CREEK.

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

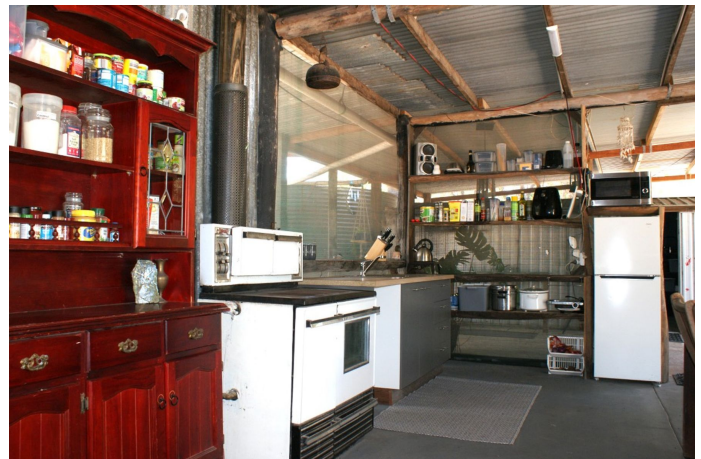
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Property Photos

Photo Gallery













Property Information



69.53 hectares



111 Emery Road, BAFFLE CREEK QLD



If you are looking for privacy, seclusion, peace and quiet, great position and all the hard work done - this is the property you need to see.

Emery Road only accesses 3 properties, so no traffic, 1 km from the bitumen of Coast Road only 8km from Rules Beach and 3 km to Flat Rock Boat Ramp.

The Cabin is rustic and well set-up with an amazing mix of modern and old world charm (21m x 8m) Powered by a new solar system (13 KW ground mounted solar farm with 20 KW hours of storage) 1 large bedroom with air-conditioning and plenty of room for couch, TV and robes. The Kitchen has near new cabinetry and a beautiful wood burner oven. The open plan kitchen, living and dining area is a great size and well ventilated plus ceiling fans. There is a caravan for guest/2nd bedroom, also air-conditioned and housed within the shelter of the cabin. Across the covered breezeway is the combined bathroom, toilet, laundry and storage. Rain water storage approx. 45,000 ltrs. Hot water is gas.

A separate, partly enclosed carport (6m x 7m) has power connected and is dual purpose as an entertaining/bar area. The house-yard, approx. 4 acres is fenced, selectively cleared and includes chook house, fire pit area and plenty of room for veggie patch and orchard. Located separate from the cabin - overlooking the dam is a large shed (12m x 12m x 4.2m high), concrete floor with a large cold-room (22 foot) the cold-room needs re-gassing and power to be connected but serves as a great storage area in the meantime. The shed is still under construction and wall sheeting will be added to enclose it in the next week.

The property is fully fence with 4 strand barb all fencing approx. 3 years old, there is also a near new cattle yard with metal head baler. Through-out the property is over 10 waterholes with at

least half of them maintaining water even in the driest times. The track/firebreak round the boundary works in with other tracks through the property - giving great access to all parts of the property. Approximately 35 acres have been selectively cleared round the cabin, shed and dam. The solar is large enough to power a house in the future or an extension to the existing cabin.

Great timber on the block with ironbark, spotted gum, stringybark, gum top box and bloodwood
◆ good straight timber for milling. With negotiation the Tractor, slasher, ride-on mower and even the 4 cows (3 heifers + 1 steer) can be included with the sale.

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.

111 Emery Road, BAFFLE CREEK QLD

Google Map - Property Location

Map

