







MAGNIFICENCE At Milman

4 2 3 64.19ha

A rare offering in one of the most sought after localities in the Capricorn Region. This is a blue chip 160 acre (64.19 ha) property, with a huge brick homestead situated on a gentle rise, with panoramic views, towards the coastal ranges and virtually over the entire holding.

The richest volcanic soils here grow the most prolific pastures and in turn quickly fatten cattle. The enormous clear water dam below the homestead forms a beautiful part of the scenic outlook over the property. The home is of single wall clay brick construction (as strong as) and features four large bedrooms, the main with en suite and walk-in robe, huge open plan family area with classic Tassie Oak kitchen and a large work island bench. The views from the kitchen window are like a beautiful painting. You won't believe the massive size of the formal lounge and dining room with brick fireplace in the end wall. There

Price	SOLD
Property Type	Residential
Property ID	1146
Land Area	64.19 ha

Agent Details

Alan Cornick - 0418 792 888
Leonie Wheeler - 0428 199 930

Office Details

Rockhampton
109 Campbell St
Rockhampton City QLD 4700
Australia
0749278999

is another large room with timber built-in shelving giving it a recreational 'library type' feeling. There are several large outdoor patio areas under-roof, accommodation for up to 3 cars under the main roof (2 behind roller doors in the extra-large internal garage). The floors of the entire home are covered by hand-selected Jarrah and Greytop Box timber which were followed through the milling process to the owner signing off on the completed job.

Every window and glass door is equipped with special motorised remote controlled shutters that not only can close out 100% of the light and any percentage in between, provide excellent security and add extra protection from cyclonic winds.

There are 3 x 5,000 gallon (22,500 L total) rainwater tanks off the main house and a reliable bore, equipped with a windmill, servicing the cattle troughs. Water is pumped from the dam to a tower tank near the house and is reticulated around the gardens.

There is a large timber and iron, powered shed which houses a sizeable cold room which was utilised with the small crop production previously carried out on the property. The very sound cattle yards are steel and timber and have lane access for ease of mustering.

This property is situated very closely to the excellent Milman State School.

The owner is only selling as the time has come to downsize and will be leaving cattle and machinery in the deal. We invite your inspection of this wonderful property realistically priced at $1.55 million.

Inspect and be swept off your feet!

Contact Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930

Alan Cornick Real Estate

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