



104 St Judes Road, Ballandean



Choices - Prime Location - Opportunities - Lifestyle

Ballandean - ideal location - just 5 mins to village/primary school and nearby recognised well established wineries - approx 15 mins to Stanthorpe.

This property offers several genuine options of use - already registered and operated as a large food business but can be adapted to businesses/commercial/industrial/food/winery operations.

Land: 28.74ha with distant mountain views, characteristic granite outcrops and vineyards. Approx over half is cleared.

Water: Licence for 10megs over 3 years, 4 dams (1 spring fed), 2 Bores, rainwater tanks (total 24,000 gals), irrigation pump and sand filter - plenty of water.

Vineyards: approx 5 acres - Grapes: Nebbiolo (2 acres), Sauvignon Blanc (1 acre), Chardonnay (2 acres) sold to local wineries.

Sheds: Council approved - perfect condition - registered and operated as large food business: separate waste water treatment plant.

Shed A: 12 x 15 fully insulated, power, concrete floor plus air cond office.

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Price	\$795,000.00
Property Type	residential
Property ID	787
Land Area	28.74 ha

Agent Details

David Schnitzerling - 0418 717 979

Office Details

Stanthorpe
99a High Street, Stanthorpe, QLD,
4380 Stanthorpe QLD 4380 Australia
07 4681 2530



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