

Sold



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.

Shed B: 21 x 12 fully insulated, power, concrete floor plus 5kw inverter solar system.

C. Clean Room: 6 x 4 (easy convert to Cold Room) all to commercial food manufacturing standard- commercial kitchen floors, cold room panels, hand washing sink, S/S benches.

D. Awning: 7 x 15 connecting sheds, concrete floor, power - easy vehicle/

🛏 4 🌳 3 🚗 5 📏 28.74ha

Price	SOLD
Property Type	Residential
Property ID	787
Land Area	28.74 ha

Agent Details

David Schnitzerling - 0418 717 979

Office Details

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delivery truck access.

E. 2 bay shed+workshop - power - concrete floor - fully lined - adjoining 3 bay vehicle/machinery carport.

Internet: Cat 6 Data cabling over all sheds and house.

Power: Exclusive use of an ERGON private transformer 14kva - 3 phase power.

House: L/S concrete block - 4 bedrooms - main ensuite and family bathroom fully renovated - 2 study areas, sep lounge with wood heater, excell renovated schmick kitchen, NEFF appliances, plate warming drawer, elec oven, induction cook top, ceasar stone bench tops - adjoining casual dining (air cond) opens to great covered area with BBQ - ideal all year- al fresco pizza oven, sep laundry with extra bathroom..and more.

Asking \$795,000 - this is genuinely a rare exceptional property - a 'one off' opportunity to own for a variety of options both professionally and privately - a great location - a great lifestyle.

Buyers- there is much more to know about this property and it must be seen - please contact David Schnitzerling on 46812530 or 0418 717 979 for details, information, opportunities and to arrange an inspection.

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