



## STUNNING LIFESTYLE LOCATION WITH INCOME

Kotupna Sand supplies, 118 & 165 Hancocks Bridge Road, Kotupna

A home amongst the gum trees, this superb location offers all the flora and fauna one could ask for with the addition of an income.

This is a rare opportunity for someone to purchase a 4 bedroomed weatherboard home in a simply beautiful location, there is also two sand quarries which provide the current vendor with an income.

Whilst the current vendor does run the sand quarries as a business there are a multitude of other possibilities and this property is been sold on a WIWO basis.

### Key Features:

- Comfortable 4 bedroom home, master has en-suite
- Lounge, dining room and sunroom
- Family bathroom with bath, separate shower
- Pleasant kitchen with breakfast bar, there is also a laundry
- Evaporative cooling and wood heating
- Impressive alfresco area fully enclosed with shade cloth, spacious office and outside w.c.
- Stunningly mature gardens with gums, ornamental and citrus trees, pretty flower beds and vegie patch
- The property benefits from a S & D supply from the Wakiti Creek pipeline, a bore and rain water tanks

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### Kotupna Sand supplies:

As previously mentioned this property currently operates as Kotupna Sand supplies and is been sold on a walk in walk out basis.

The Business operates from two quarries details as follows:

#### 118 Hancocks Bridge Road

- 35ac total, approx. 2ac of garden and house yard, the balance is shedding and quarry
- Large shed with store room, inspection pit, hoist, concrete floor, power and lighting .
- Sundry shedding and chook pen

#### 365 Hancocks Bridge Road

- 10ac quarry
- Both quarries produce 3 different products, fine loamy sand, fine sand and river sand.

#### Plant & Machine (additional item list available upon request)

- 2 x Articulated Loaders
- 2 x Rigid Tippers
- 1 x Truck and Dog
- 2 x Sand Screens
- 20 ton Excavator with Truck Drop Deck Trailer
- Other sundry tools and machinery needed to operate the business

There will also be some household items which can be agreed.

**ASKING PRICE \$630,000**



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