



**“ACACIA DOWNS” 420 ACRES**

## **Acacia Downs – A Rare and Stunning Rural Retreat PRICE RANGE \$3.3M TO \$3.5M**

Nestled on the picturesque New South Wales–Queensland border, **Acacia Downs** is an exceptional rural property that seamlessly blends productivity with breathtaking natural beauty. Situated adjacent to the village of Lower Acacia, this prime estate is just 15 minutes from Killarney and a little over two hours from Brisbane via the scenic Mount Lindesay Highway.

### **Water & Land**

Boasting 3 kilometres of Acacia Creek frontage, the property enjoys a permanent water supply for both livestock and domestic use. Additionally, a 42-megalitre water license significantly enhances its agricultural potential. The property features approximately 75 acres of creek flats, ideal for cropping or improved pastures, with the remainder comprising gently rising ridges leading to the Queensland border—creating a highly sought-after eastern fall. Numerous dams and a reticulated trough system ensure reliable water access across the property.

### **Homestead & Lifestyle**

The home is thoughtfully positioned within a beautifully landscaped oasis of mature fruit trees, shrubs, vines, and manicured lawns, a true gardener's delight. The two-bedroom timber home features a spacious modern kitchen with premium appliances, flowing seamlessly into an open-plan living and dining area. Wide-covered verandas provide the perfect setting for outdoor dining and entertaining, all while taking in the breathtaking rural views.

A separate self-contained unit with a covered patio offers additional accommodation, alongside a tack room and separate laundry.

### **Infrastructure & Improvements**

- Shed 1:** Five-bay shed with a mezzanine floor, container storage, shower and toilet, a workshop, and space for three vehicles.
- Shed 2:** Open portal shed with capacity for three trucks or large farming equipment.
- Shed 3:** Large machinery/hay shed, conveniently located outside the main complex.
- Undercover state-of-the-art cattle yards, designed for safety and efficiency, with a round sand yard ideal for horse training.
- A stable is seamlessly linked via a small paddock.
- 90,000 litres of water storage.
- Sheep yards connected to two dog-proof paddocks for added security.

### **Productivity & Enterprise**

Currently operating with grass and grain-finished cattle and sheep, Acacia Downs supplies a family-owned butcher shop in Warwick and runs a successful paddock-to-plate operation serving Brisbane and the Gold and sunshine Coasts.

Whether you're seeking a premium agricultural holding, an equine facility, or a picturesque rural retreat, Acacia Downs is a rare and remarkable opportunity.

**For more information contact Lance Butt today on 0455 589 932.**









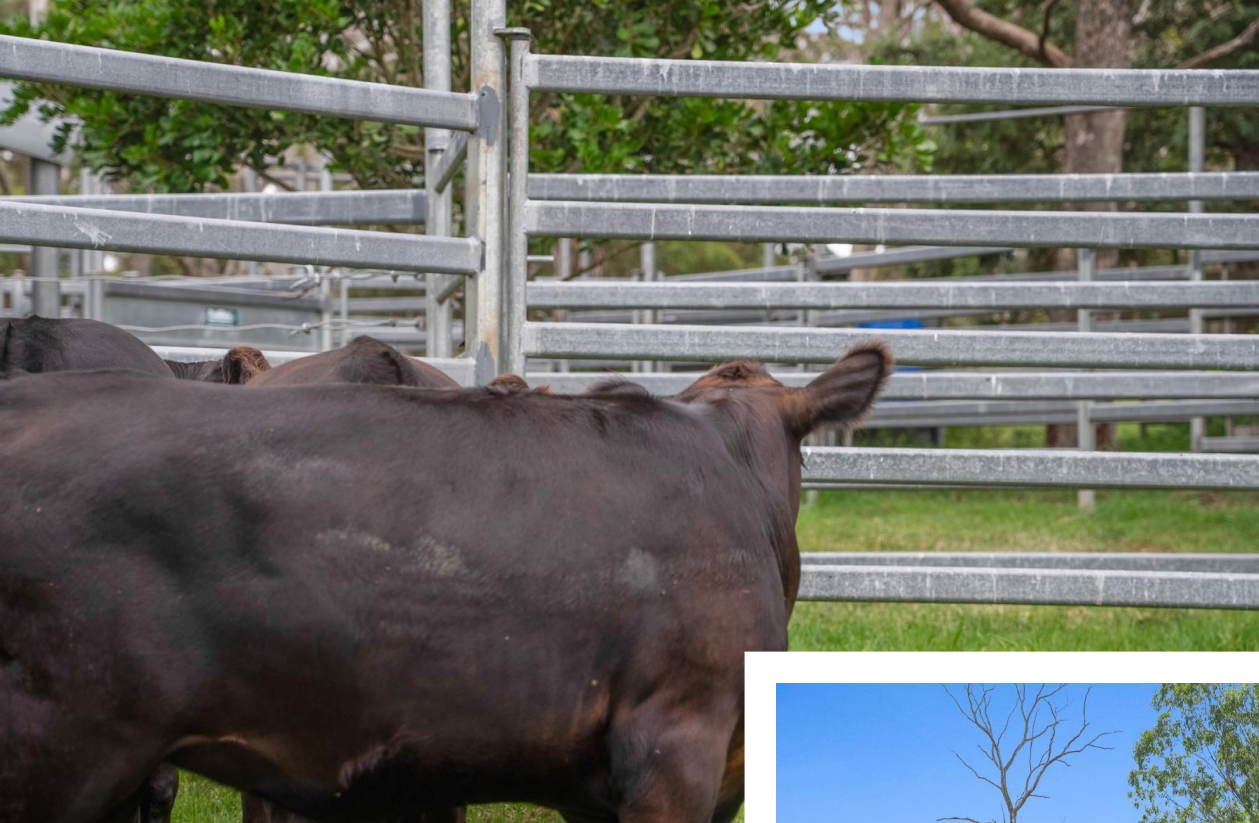


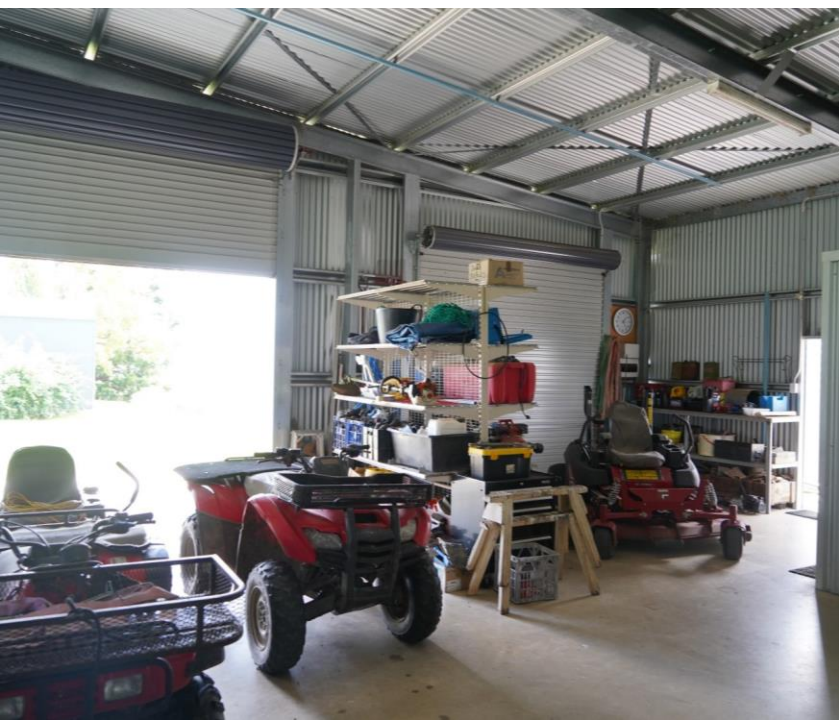








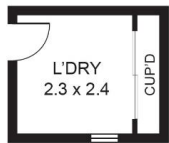




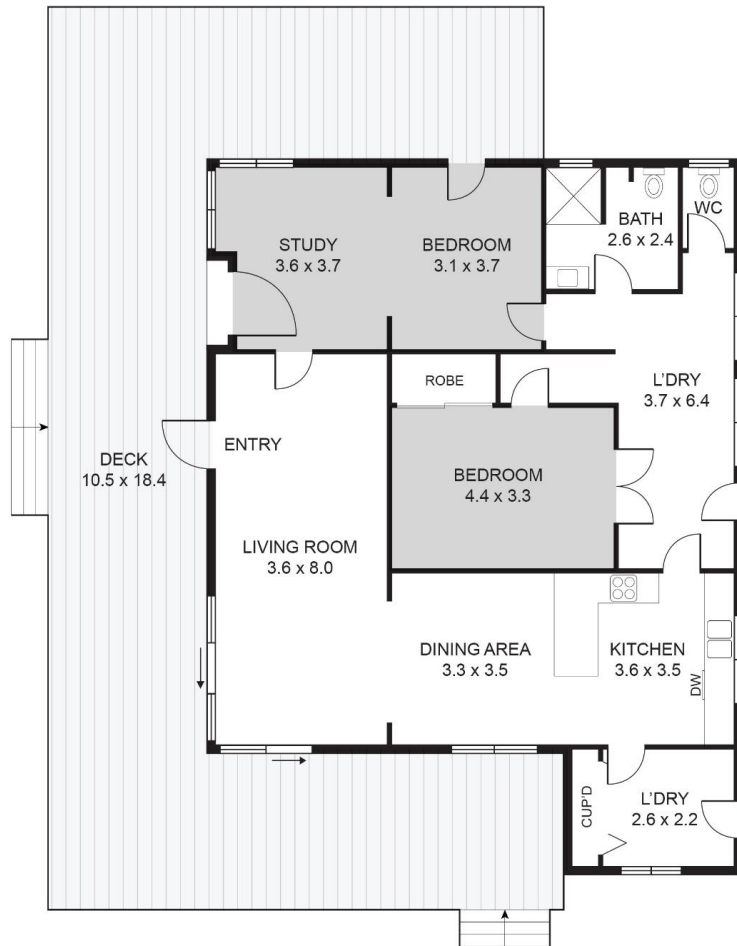




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GROUND FLOOR

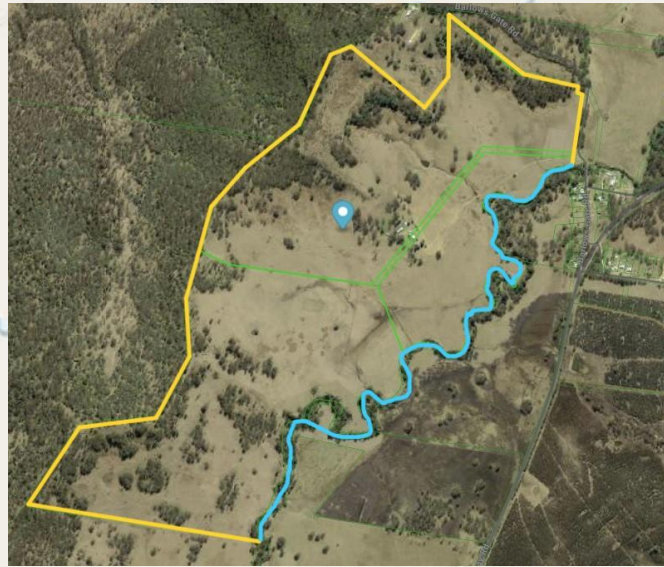


SITE PLAN

To Toowoomba

Killarney

1067 m



Spring Creek Road

Acacia Street

21

Border Road

Queensland

Queensland

To Brisbane

Southern Downs Regional

Mount Leslie

Killarney Road

Old Koreelah

Mount Lindesay Road



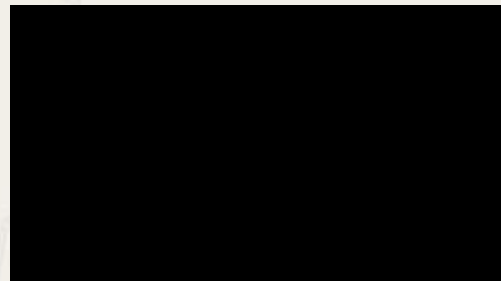
Lequme

Acacia Avenue

Mount Lindesay Road

Mount Lindesay Road

Koreelah Creek



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