



***NOFFKES' RURAL***  

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***REAL ESTATE & LIVESTOCK***

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**Office Hours**

Mon - Fri: 8:30am - 5:00 pm    Sat: 9:00 am - 12:00 pm

Sun: Closed

After hours please call John Noffke on 0409 054 097

**Sales Brochure**

**37 Porphyry Street, Springsure, QLD, 4722**

**Auction**



Bed: 3 Bath: 1 Parking: -

Land Area: 964msq

Auction Date: **Friday, 14th June 2024 @ 11am**

Unlock the potential of 37 Porphyry Street! A solid construction of hardwood, pine, and timber frames on concrete stumps gives you the perfect founda-

tion for the home of your dreams.

Situated on a fully-fenced corner allotment, close to town amenities, the location of this 3-bedroom low-set home is one of its key features.

A bit of TLC is all that is required to bring this humble abode to life. Be there for the on-site Auction on the 14<sup>th</sup> of June 2024 at 11am. Don't miss your chance to secure this bargain.

**81 South Calliope Street, Springsure, QLD, 4722**

**Tenanted**



Bed: 3 Bath: 1 Parking: 3

Land Area: 2,024msq

Price: \$180,000

Have you ever wanted to live on a large block, but still be close to town and all amenities? Well this is for you.

Surrounded by large shady trees garnering plenty of privacy, this lovingly renovated and restored charming home oozes warmth and character. Featuring 3 bedrooms, 1 bathroom, a spacious outdoor laundry and a sleep out, which could be used as a sunroom or reading nook. The kitchen is bright and airy which is combined with the dining room, making it easy to share a cuppa with guests while preparing afternoon tea. There is also plenty of space and room for potential to make the outside yours and truly feel like home.

**36 Wood Street, Springsure, QLD, 4722**



Bed: 4 Bath: 1 Parking: 4

Land Area: 1,113msq

Price: \$190,000

This low-set timber and fibro home is situated on a prime elevated corner block. Boasting two bedrooms and two sleepouts, an enclosed veranda, and a front entry; its open-plan kitchen/dining room and lounge room comes with split system air conditioning. The air conditioning also extends to both bedrooms, for your ultimate comfort. The two-bay car garage is equipped with a work-bench and connected to power. The yard is fully fenced. This home is ideally located only a few hundred meters from the main street of Springsure, providing easy access to all the town services. It is also conveniently situated near the local general practitioner, churches, and schools. Due to the elevated  $\frac{1}{4}$  acre block, this property offers breathtaking views to enjoy. Don't miss out on this fantastic opportunity!

**11 Barcoo Street, Springsure, QLD, 4722**

**Under Contract**



Bed: 2    Bath: 1    Parking: 1

Land Area: 1,095msq

Price: \$190,000

This charming 2-bedroom cottage boasts a lovely easterly outlook that will surely impress anyone who visits. Upon entering the front door, you will immediately appreciate the open-plan layout of the lounge room and kitchen/dining area, which is equipped with split system air conditioning to keep you comfortable year-round.

The hallway features a convenient linen closet, and the main bedroom includes a built-in cupboard, split system air conditioner, and plush carpeting. The second bedroom, which was added more recently, has vinyl flooring and ceiling fans, as does the rest of the home. The bathroom is NDIS-compliant and includes an open shower and full accessibility features.

In addition to the laundry area, there is an extra storage room complete with storage cupboards and direct access to the single-bay carport. You can water your lawn and garden with ease, thanks to the bore equipped with a submersible pump that fills a tank, which is then pumped around the yard with an electric pressure pump. Two 5000L slimline rainwater tanks are also connected inside the kitchen via another pressure pump.

Finally, for your peace of mind, the property is fully fenced, except for the driveway and carport, ensuring the safety of all your companions. The home itself is constructed of steel frame and hardiplank, and the allotment is a spacious 1,095sqm.

**5 Wood Street, Springsure, QLD, 4722**

**Tenanted**



Bed: 3 Bath: 1 Parking: 2

Land Area: 1,136msq

Price: \$220,000

The outside of this 1970s-built is hiding a pleasant surprise. The 3-bedroom, 1-bathroom home has been updated with fresh vinyl flooring and a new coat of paint, giving it a lively and modern look. Additionally, air conditioning has been installed throughout the house to keep you cool during those hot rural summer days.

Two bedrooms feature built-in wardrobes, providing ample storage space for your children's clothes. The property also boasts a 2-bay carport that doubles as an entertaining and barbecue area. The fully fenced yard with established trees provides plenty of shade during the daytime, making it a perfect spot for outdoor activities.

This affordable property is an excellent opportunity for you to escape the rental circus and achieve the stability of owning your own home in a quiet and tight-knit community. Even though the property is located on the outskirts of town, all local amenities are within walking distance.



**95 Quarry Street, Springsure, QLD, 4722**

**Under Contract**



Bed: 4 Bath: 1 Parking: 2

Land Area: 1,859msq

Price: \$225,000

This property will surprise you, and please on inspection. Of the 4 bedrooms, 1 has a split system air conditioner, 3 have ceiling fans, 2 with built-in cup-

boards. The main bedroom is large with access to the side patio. The lounge is a large, air-conditioned area with traditional carpet while the kitchen/dining room is in 60's style timber & vinyl, has a ceiling fan. A renovated bathroom, toilet and laundry take the sting out of the 1960 built home. Beside the 2-bay and workshop garage is a carport, garden shed and green house. Power is connected to the garage. There is a shallow well (capped) on the property and has 3 sides fenced. It is a corner allotment with an area of 1,859m<sup>2</sup>.

**49 Charles Street, Springsure, QLD, 4722**



Bed: 4 Bath: 1 Parking: 2

Price: \$235,000 Negotiable

Situated on a large corner block, with huge amounts of potential, this home is located in the prime position. Overlooking the main street, this home is within walking distance to all local amenities such as schools, shops,

the local park and swimming pool. This traditional style home has beautiful high ceilings, complete with ceiling fans and original French doors throughout. The main bedroom is large in size, with a picturesque stained glass bay window. This home also features a tidy lounge area with a semi-enclosed veranda, the perfect place to barbecue or spend your summer evening. In typical traditional style, there is also a large kitchen and meals area with ample storage to suit your needs. You will find that the laundry is spacious and located underneath the house, with plenty of storage available. The yard is abundant with established trees and flowering plants, with plenty of room to make it your own. There is more than enough room for a trampoline or the kids and pets to run and play. With a sweet, cottage feel this property will feel like home in no time.

**50 Leichhardt Street, Springsure, QLD, 4722**



Bed: 3 Bath: 1 Parking: 5

Land Area: 1,463msq

Price: \$250,000 Negotiable

This charming Queenslander is a true gem, with its solid construction and timeless design. Featuring three spacious bedrooms, each with direct access to the surrounding veranda, this home offers plenty of room for a growing family or guests. The master bedroom is complete with a built-in cupboard, providing ample storage space. The open plan living, dining, and kitchen areas are ideal for entertaining, with plenty of natural light streaming in through the windows. The kitchen is tidy and functional, making meal preparation a breeze.

Recent renovations have greatly improved the functionality and aesthetic appeal of this home. Split system air conditioners in the living area and main bedroom keep the home comfortable all year round. A newly refurbished veranda and external paint have all been completed to a high standard, adding to the overall value of the property.

Other projects are a work in progress. A combination garage, carport, and lean-to provide five parking spaces; this home is perfect for those with multiple vehicles or who enjoy hosting guests. Being a large 1,439msq corner allotment there is still room for more. Don't miss out on the opportunity to make this stunning Queenslander your own!

**64 Dame Street, Springsure QLD 4722**

**Tenanted**



Bed: 3 Bath: 2 Parking: 1

Land Area: 1,012msq

Price: PRICE REDUCED TO \$275,000

Discover the epitome of serene with this home that provides one of the best views in Springsure. Built in 2010, this property has modern features and follows an open plan living style with a spacious kitchen and living area. The main bedroom features a walk-through robe with a sizeable ensuite, and another 2 bedrooms with built-in wardrobes and 1 bathroom, this property also features an internal laundry, covered entertaining deck and a small garden shed. With split systems and ceiling fans throughout, you can be comfortable no matter the weather. This property has been well maintained by stable long-term tenants, if you would like information regarding this tenancy, please contact our office. Packed with potential and perfect for a young family or first-time investor, this property is sure to tick all your boxes, schedule your inspection today!

**62 Cairdbeign Street, Springsure QLD 4722**

**Tenanted**



Bed: 3 Bath: 1 Parking: 1

Land Area: 1,349msq

Price: \$280,000

This charming low-set block property is conveniently situated in a prime location, with the local Catholic primary school, state school, churches, parks, bowls club, business centre, and mine pick-up and drop-off point all within easy walking distance. The house boasts three spacious and comfortable bedrooms, two of which feature built-in cupboards, while all three are equipped with ceiling fans and split-system air conditioning to keep you cool and comfortable throughout the year. The open-plan living area is thoughtfully designed to maximize space and features air conditioning and ceiling fans for optimal comfort. The fully fenced yard provides a perfect outdoor space for your furry friends or energetic little ones to play in safety, while the lockable car garage is conveniently located and easily accessible from the curbside. A handy garden shed offers ample storage space for all your gardening tools and equipment. With its unbeatable location, comfortable living spaces, and numerous amenities, this property is the perfect place to call home.



**11 Rainbow Street, Springsure, QLD, 4722**



Bed: 4 Bath: 1 Parking: 4

Land Area: 1,426msq

Price: PRICE REDUCED \$290,000

This tidy and well-presented 4-bedroom home is situated on a large fenced block (approximately 1,400 sqm), close to the local schools and all town facilities including the SPAR, Local Shops and Café. This property includes: contemporary kitchen, living and dining area, window louvres to add privacy and keep the house cool in summer and warm in winter, plenty of storage throughout with built in wardrobes to each bedroom, split systems and ceiling fans throughout, covered front balcony, large yard suitable for family and pets with established trees and shrubbery, small garden shed perfect for storing all your tools and undercover carport located at the rear of the property.

**23 Wood Street, Springsure, QLD, 4722**



Bed: 3 Bath: 2 Parking: 1

Land Area: 1,126msq

Price: \$330,000

Charm and character is the perfect way to describe this home. Boasting established and well-maintained gardens which surround the home, it truly feels as though you are in a private oasis. Among many things, some key features of this home are timber floorboards, a beautiful wood fire heater for the chilly winter nights, and high detailed ceilings to keep the house cool in summer. The kitchen has plenty of storage, with an island bench which is a perfect place to enjoy a morning coffee. This home has a double lock-up garage, with ample parking and storage space. There is also separate parking located underneath the house, allowing plenty of room for family and guests to park while visiting. Wind down after a long day with a cheese board and wine on the beautiful and private timber deck, with views of the Virgin Rock, the best back drop for relaxing. This home is located in a central and quiet part of town, with local amenities within walking distance. This home is a must for inspection to truly get that wow factor when you walk through the door.

**Lot 21 Dawson Developmental Road, Springsure, QLD, 4722**



Bed: 7 Bath: 2 Parking: 10

Price: \$350,000

If you have been looking for somewhere to pull the boots off, hang your hat and park your work rig, this could be the property for you.

The total property area comes to 3.189HA (approximately 8 acres). The seven bedrooms are in barn-style, with a large open-plan living room and spacious kitchen. The main bedroom, living room and one other bedroom have recently had split system air conditioners installed, while the remaining bedrooms' air conditioners are in moderate/working order. The ablution amenities are connected to the quarters via a shade-cloth covered breeze-way. It consists of two showers, two toilets and a laundry. A 1000gal rainwater tank sits on a stand at the rear of the home.

The property is connected to town water, but maintains a septic system, 240V power and landline. The house yard (approx. 1500 sqm) is fully fenced off, 3 sides colour bond and 1 side chain wire and the boundary fence consists of 2-barb, 3-barb and chain wire. The remaining 7.5 acres has more than enough room for a few ponies!



**12 Pinnacle Street, Springsure, QLD, 4722**



Bed: 4 Bath: 2 Parking: 3

Land Area: 4,047msq

Price: OFFERS OVER \$499,000

Welcome to 12 Pinnacle Street, Springsure QLD! Situated on a spacious 4,047m<sup>2</sup> block, this established property offers a comfortable and convenient lifestyle.

This lovely two-story home features four bedrooms, three of which are upstairs, perfect for accommodating families or individuals looking for extra space. The two bathrooms are well-appointed and provide all the necessary amenities.

Inside the house, you'll find modern conveniences that make everyday living a breeze. The kitchen boasts a dishwasher, making meal preparation and clean-up quick and easy. Built-in wardrobes in the bedrooms provide ample storage space for your belongings. Air conditioning ensures year-round comfort throughout the entire home.

Downstairs houses the fourth bedroom, a laundry, and an additional storage room. Outdoor blinds installed on the front veranda protect from the afternoon sun. With a large three-bay garage, there's plenty of room to park your vehicles securely.

One of the standout features of this property is its extremely large backyard with a raised entertaining area surrounded by garden beds. It's an ideal spot to relax or entertain guests while enjoying the peaceful surroundings, and the view of Mount Zamia.

**37 Gap Road , Springsure, QLD, 4722**



Bed: 4 Bath: 2 Parking: 4

Land Area: 3.63HA

Price: \$650,000 NEGOTIABLE

Situated on approximately 9 acres, this beautiful lifestyle home is on the market.

Welcoming you to the property is a well-

established garden and front porch.

Surrounded by idyllic views of the local hills, this home offers 4 large bedrooms, with the main having an ensuite and walk-in robe. Each room offers a different view of the property, with all having a split system air conditioner, keeping the home cool in the warmer months and warm in the cool months.

The well-appointed kitchen and living dining area is truly the hub of this home, which provides easy access to the large undercover back deck and has plenty of space to relax and entertain with views of the back garden (and enough room for a chook pen!). This truly is a home which provides the privacy and views of the bush, but also offers the convenience of being close the township of Springsure.

This property is equipped with a fenced house yard, a new barbed boundary fence, and has 5 newly constructed barbed, fenced and watered internal paddocks which allows for rotational grazing, 3 large rainwater tanks, a safe and reliable bore with a storage tank that also services the home and the surrounding gardens, and a 3-bay shed which is perfect for holding all your tools and machinery, with plenty of room left over for your car and even a boat or caravan.

The surrounding pasture has also been spelled for the past two years and is available to be grazed immediately

This property has so much to offer and will truly allow you to be able to sit back, relax, and enjoy life.

**123 East Street, Springsure, QLD, 4722**

Tenanted



Bed: 8 Bath: 5 Parking: 6

Land Area: 629msq

Price: \$650,000

Looking to invest in a unique and spacious property? This stunning double-storey residence in Springsure might be just what you're looking for. With eight grand bedrooms and five modern bathrooms, this property is located in a prime elevated position, offering

breathtaking panoramic views of the surrounding area.

The downstairs area is designed for comfortable living and includes four bedrooms, two bathrooms, and two main bedrooms with their own ensuite, walk-in robe, and private deck. You'll also find a common living area, an open-plan kitchen, a laundry, and linen cupboards. The welcoming front porch at the entrance leads to the fully air-conditioned bedrooms that feature built-in wardrobes, providing ample space for all your storage needs.

Upstairs, you'll find two more air-conditioned bedrooms connected to a two-way ensuite and walk-in-robe. There is also another open-plan kitchen, dining, and living room, making it perfect for entertaining guests.

The outside of the residence is just as impressive, with established gardens and lawns surrounding the property. Additionally, there is a lock-up garden shed, offering an abundance of storage space.

Don't miss out on the chance to invest in this one-of-a-kind property that will make you feel right at home.



**289 Cona Creek Road, Springsure, QLD, 4722**



Bed: 3 Bath: 1 Parking: 7

Price: \$950,000

The lifestyle is awaiting you.

This 185.3 acre, property is only a stone's throw away from the town of Springsure, situated approximately 6klm from the town centre.

It boasts a renovated high-set home that includes an open-plan downstairs living area. It is complete with a shower, toilet, and kitchenette, and also laundry. You can relax in this very cool

atmosphere with ample power points and a TV point. Upstairs has 3 bedrooms, a sleepout and office. The main is air-conditioned, has built-in cupboards, and is complete with an ensuite. The living area and second bedroom are also air-conditioned. The kitchen is as country as you can get, complete with a wood stove but also a modern look. The home has both security screens and fly screens fitted. The front stairs have been replaced and widened.

The features continue onto all areas of the property. The gardens, lawns, and fruit trees surrounding the home are all well-established and flourishing. They are watered by an electric mono pump on a reliable bore. There is a chook run; a large, fenced dog run, and kennels. Undercover parking for the town cars close to the house, a feed/tack shed houses a generator that is connected to the main power board. A workshop, half concreted and lockable is situated not far from the house. Then there's the SHED, a huge 475msq with the main floor hardstand and the side apron connected, this area is built in to include a shower, toilet and laundry.

The living area is yet to be completed. In total there is approximately 790msq under roof in sheds and storage (not including the dwelling). The property is fully fenced and split up into three main larger paddocks, 2 smaller paddocks, 2 day paddocks and house yard. They are watered by a turkey nest feed by a solar equipped bore and also the house yard bore. To best knowledge the solar bore is 38m deep with an estimated supply of 80L/min.

The property is listed WIWO and includes the whole kit and kaboodle. Everything from the tractor, slasher and implements, 12.5 kva generator, 3 shipping containers, miscellaneous plant and equipment, household furniture, beds, fridge, freezers, TV and cabinet, office furniture, pots and pans, cutlery, etc. Full list available on request.

**43 Charles Street, Springsure QLD 4722**

Commercial



Price: \$150,000

This is your chance to own part of Springsure's history!

43 Charles Street was the town cinema that provided locals with entertainment for many years.

- 640msq floor area
- 1,091msq land area
- Tenanted (NFLA)
- Convenient location
- Commercial Zoning
- Male & Female toilets
- Screen still intact

**15 Eclipse Street, Springsure QLD 4722**

Commercial



Price: \$240,000

This property, which was previously home to local business Zamia Motors, is located conveniently on the main street entrance into town. The street frontage ensures high visibility of the property. The property sits on a large 1,486sqm allotment, allowing access to the side of the workshops and rear of the property from the front. There is a large service and maintenance shed with street frontage, which contains an office, retail, and storage room of approximately 40sqm. The service centre's floor area is approximately 20sqm, and it is fully concreted with side and rear access. An attached rear awning of approximately 40sqm is also available, with a lockable area of 14sqm, which houses an air compressor (included) and is used as an oil and fuel store. A second lockable shed with a gravel hardstand is located at the rear of the property, measuring approximately 176sqm. It has an adjoining lockable iron and mesh area of approximately 156sqm, giving the property a total underroof area of approximately 600sqm. There is an old traditional-style vehicle ramp that is not currently in use or certified. The sale includes a 4-post hoist, a metal lathe, and an air compressor. There is a current periodical tenancy in place, operating as a mechanical service centre, as the property has done for generations.



## Vacant Land

Address

Price

Land Size

### Residential

64A Dame Street, Springsure	\$35,000	1,021sqm
7 Zamia Street, Springsure	\$85,000	1,301sqm
38 Leichhardt Street, Springsure	\$87,000	949sqm
53 Wood Street, Springsure	\$90,000	1,203sqm
49 Dame Street, Springsure	\$49,500	1,101sqm
2/53 Wood Street, Springsure	\$95,000	1,203sqm
59 Gap Road, Springsure	\$100,000	4,047sqm

### Acreages

Lot 10 Bill Lane Drive, Springsure	\$275,000	2.55 Ha
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### Commercial

77 Eclipse Street, Springsure	\$200,000	1,355sqm
19 Eclipse street, Springsure	\$120,000	2,808sqm