



# MILFORD COUNTRY COTTAGES

268 Evans Road Milford Qld

Presented by Scenic Road Properties

Drew Slack-Smith 0407 324 399

# SCENIC ROAD PROPERTIES

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[drew@scenicroad.properties](mailto:drew@scenicroad.properties)

[www.scenicroad.properties](http://www.scenicroad.properties)

[Facebook & Instagram](#)

## An Introduction to Milford Country Cottages

Rarely does an agent have the privilege of presenting a property that has been crafted and maintained to the level of 268 Evans Road Milford. This property is the complete package

Literally just a few minutes from the Boonah CBD, the 40 odd acres features private elevated home sites at the East end of the block with 360 views of the scenery. The sunsets are breathtaking, no two the same.

The Cottages were completed between 2007 & 2009 with the Main Home completed in 2014. The build quality is second to none. The property features immaculate fencing and grazing, easy to maintain boutique gardens, great water, massive views and careful consideration to a design for maximizing the features of the landscape without sacrificing privacy.

The owners Lyn & John McLean are proudly offering the farm complete with everything required to maintain both the property and the operating farm stay business, Milford Country Cottages, which is highly regarded in the area. This is one of the best lifestyle property offerings on the market in the Scenic Rim.



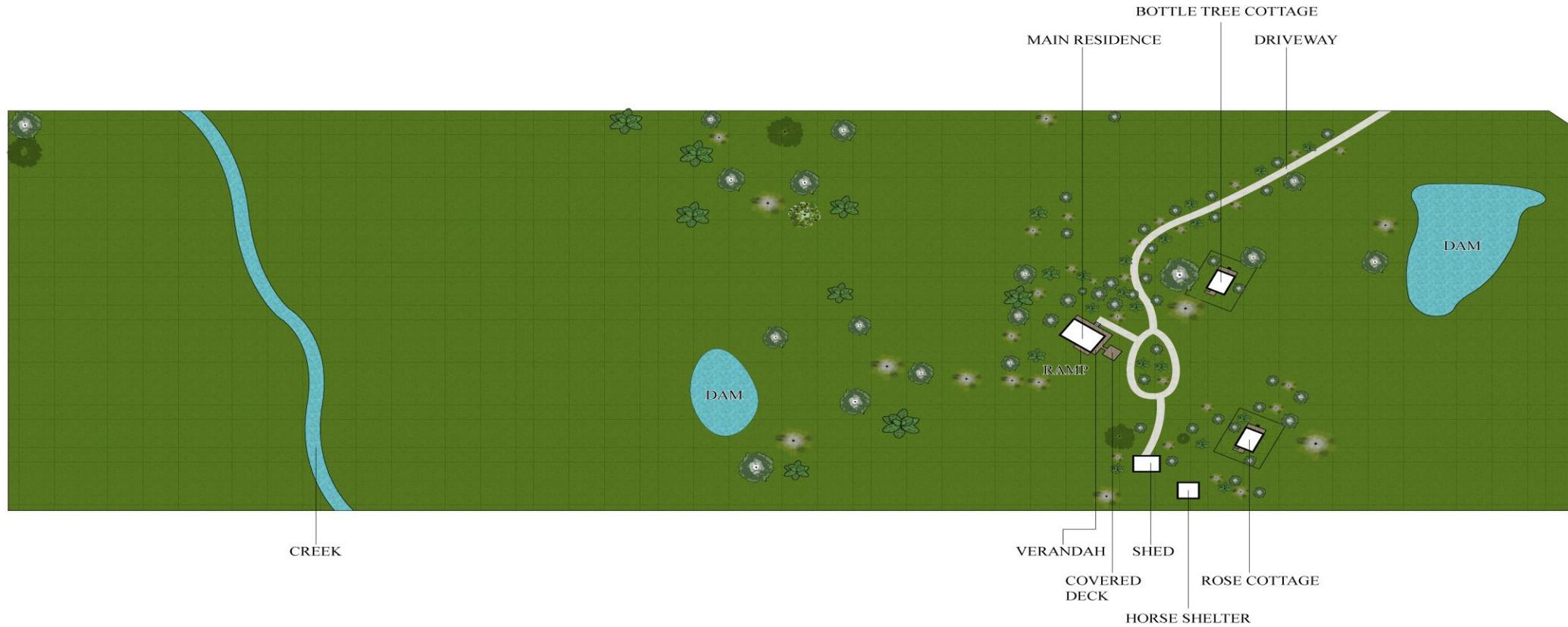
The Residential end of the property contains the 3 homes, shed, orchid and horse paddock situated around the main dam. Water security for landscape and stock no problem, the main dam features a bore serviced with a Southern Cross Windmill. Water Security for the homes no problem, along with Rainwater Storage, Town Water is connected.

The western end of the block has been fenced for cattle but features a dam perched upon the gentle rise and alluvial flats for all year round grazing. Not just for cattle 268 Evans Road would suit Equine Enthusiasts with a little further development. The landscape offers everything a horse owner could need.

The Bottle Tree Orchard features over 100 trees at various stages of maturity with yearly propagation continuing. This has great potential cash flow, for now and the future.

The owners have planted over 400 trees in the development of the gardens which are now starting to flourish with maturity.

# 268 Evans Road, Milford



**SCENIC ROAD** PROPERTIES

Internal: 320 sqm  
Land Size: 160200 sqm



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



## Main Residence

- 3 Large Bedrooms with semi-walk in robes ( 2 bedrooms access veranda )
- Main Bathroom beautifully detailed and spacious
- Designer Kitchen and Living
- 2.7m Ceilings, wide doorways and spacious hallways
- Polished Red Gum floors
- Fireplace
- Sweeping Verandas
- 6x6 Outdoor Dining/Alfresco ( with Storm Covers )
- Handicap Friendly

## Rose Cottage

- 2 Large bedrooms
- 1 Main bathroom
- Open Planned Living & Kitchen
- Polished Timber Floors
- Fireplace
- Air conditioning
- Handicap Friendly



## Bottle Tree Cottage

- 2 Large bedrooms
- 1 Main bathroom
- Open Planned Living & Kitchen
- Polished Timber Floors
- Fireplace
- Air conditioning



Cottages available complete with all internal furniture, fixtures and fittings



Each Cottage is contained within post and rail fencing and finished in classic Country Cottage style. All homes have water tanks and beautiful gardens. The Rose Cottage is disable friendly as is the Main Home. All homes contain Air Conditioning, Fans and a Fireplace.

# 268 Evans Road, Milford



MAIN RESIDENCE



BOTTLE TREE COTTAGE



ROSE COTTAGE



(NOT IN POSITION)

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## The Property at a Glance

- 16.02 Ha or 39.59 Acres
- Town Water
- Rain Water Storage to all buildings
- Power to all areas
- 5KW Solar System
- 3 Homes
- Lock up 3 Bay Shed with Awning
- 2 Dams
- Bore equipped with Southern Cross Windmill
- Main Dam equipped with power and pump supplying irrigation via 50mm poly to gardens
- Shed: 11m x 7m 3 bay lock up with a 4m awning
- Steel Cattle Yards, Head Bail, Loading Ramp
- Great fencing
  - External and Internal - Split Post 4 Barb for the Cattle
  - Split Post and Plain for the Horse paddock ( horse paddock has solid steel shelter )
  - Cottages - Post and Rail ( with cyclone animal fence )
- Machinery Loading Ramp
- Extensive Heritage Farming Implements are distributed throughout the garden and make a wonderful feature. This collection represents a lifetime of foraging in the region
- Bottle Tree Orchid
- Maturing Gardens & Feature Trees
- External Flood Lighting to Gardens – remote controlled
- The Fire Pit
- A great Chicken Coop
- All Building Approvals
- All relative Council Approvals for Farm Stay Business



## The Tools & Machinery

- 62 Inch Zero Turn TORO Z Master Commercial
- 46 Inch Zero Turn HUSSLER Lawn Mower
- 50 Litre Spray Unit
- Fire Fighter including all connections
- Heavy Duty Box Trailer with 1000L Cube Water Tank
- Work Benches
- Various Tools and Gardening Equipment

## Other Items

- BBQ Equipment for Main Fire Pit
- Portable Fire Pits for Cottages
- Outdoor Furniture and Seating
- Lighting and Assorted Items for Entertainment
- Large Assortment of Heritage Farming Implements



## The Stock

- 9 Ausline Black Angus Heffas and calves at foot
- 1 Young 22yr old Gelding appropriately named Neddy

## The Cottages

- Bedroom Furniture
- High Quality Bath & Bed Linen
- Classic County Cottage Fittings
- Lounge Suite
- TV
- Assorted Tables and Chairs
- White Goods
- Outdoor Furniture

## The Farm Stay – Milford Country Cottages

Members of:

- Trip Advisor
- Stayz
- Scenic Rim Escapes
- Facebook
- Air BNB
- Boonah District Chamber of Commerce
- Scenic Rim Council

