

**48 Ramsay Rd, Clear Mountain, QLD, 4500**



**House For Sale**

Saturday, 11 January 2025

48 Ramsay Rd, Clear Mountain, QLD, 4500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Type: House**

## **Rustic simplicity meets polished refinement in this country farmhouse**

An immaculately presented rural homestead is destined to always be in style, and this romantic early 1900s farmhouse demonstrates how effectively contemporary spaces can be added to classic foundations. Inside, it's been expertly transformed and extended to offer the quintessential acreage dream – an ultra-modern living and entertaining space embraced by a beautifully maintained 7.5-acre block of land with gorgeous countryside vistas at every turn.

Perched high to capture refreshing breezes and breathtaking views, its easy-to-maintain single-level floorplan is perfectly designed for family living. There are polished timber floors and good natural light throughout, as well as oversized areas for living and dining, a lounge room, study, sunroom, a high-end chef's kitchen plus a seamless flow out to a wraparound entertainment deck that absorbs the scenery.

The property has the potential to subdivide a second block to fully capitalise on its unique positioning. It comes complete with a huge machinery shed, horse stables & tack room, plus an expansive dam. There's even a lagoon-style saltwater pool, veggie gardens and an old dairy creamery that's been renovated into a greenhouse.

Break free from the city grind and embrace a breath of fresh rural air, yet still be just 30 minutes from Brisbane's CBD and 7 minutes from shopping, schools and amenities at Eatons Hill. There's so much on offer here, and the home is smartly appointed and packed full of features, and ready to enjoy the relaxed Clear Mountain lifestyle.

Features include:

- Beautifully renovated and extended romantic 1900s farmhouse
- Originally part of the historic 2,000 acre 'Rainy Doo' dairy farm
- Nestled onto an established 7.5-acre block with spectacular views
- Light-filled design with separate lounge, living and dining spaces
- A great floorplan for entertainers with an easy in/outdoor layout
- Wide alfresco deck, landscaped gardens and lagoon saltwater pool
- Huge machinery shed, horse stables, tack room and an expansive dam
- Four double-sized bedrooms plus a separate study and sunroom
- High-end chef's kitchen with a breakfast island and walk-in pantry
- 30 minutes from Brisbane's CBD and 7 minutes to Eatons Hill precinct
- Excellent potential to subdivide and fully capitalise on a second block

Whilst all care has been taken to ensure accuracy, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. The Seller and Selling agent make no representation and give no warranty that the information provided is accurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.