

# 280 Greenmount-Etonvale Road, Greenmount, Qld 4359



## Mixed Farming For Sale

Thursday, 14 March 2024

280 Greenmount-Etonvale Road, Greenmount, Qld 4359

Bedrooms: 4

Bathrooms: 3

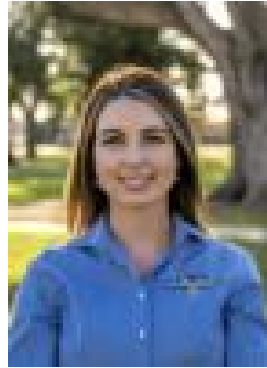
Parkings: 4

Area: 39 m2

Type: Mixed Farming



Maugan Benn  
0427253528



Tiffany Cruice

## Offers over \$2,800,000

What a privilege it is to present this outstanding property to the market! With a beautifully built homestead representing absolute luxury, a stunning inground pool plus uninterrupted rural views. On top of that, this rural holding offers great water security, excellent fencing, an abundance of infrastructure and is beautifully established. LOCATION AND SERVICES • Centrally located to all major townships including: only 20 mins to Toowoomba & 2 hours to Brisbane • Internet & mobile phone coverage • RPD: L14 SP248465 • Land Area: 39.59 ha – 97.82 acres • Bitumen road frontage & all-weather access • Optional mail & rubbish services HOME FEATURES • Commanding, spacious & modern rendered home • 4 x bedrooms of generous proportions with built ins plus a study • Expansive main bedroom with an amazing walk in robe • Spacious ensuite with heated floor tiles, bath, and large shower • Excellent storage throughout & high ceilings • Reverse cycle air-conditioning & ceiling fans • Entertainer's kitchen with stone tops & soft close drawers • Westinghouse electric appliances & dishwasher • Bright and airy open plan living space with lovely tiles • Stunning main bathroom with stone tops • Activity area/multipurpose area • Practical laundry • Walls and ceiling are double insulated • House has an energy rating of 8 IMPROVEMENTS • Self-chlorinating saltwater inground pool with fountain • Adjustable lighting to pool & heated with a solar blanket • Open courtyard to bask in the morning winter sun • Beautiful back patio constructed with ironbark timber posts & beams • 9 kw solar (feeds the grid) • 3 phase power to house & large shed • 18 x 12m high clearance shed with 6m skillion (automatic doors) • Massive mezzanine area • Studio space with kitchenette/bathroom & R/C air-conditioning • Veggie gardens & fruit trees • Steel cattle yards, loading ramp • Arrowquip Crush & Cow Catcher 47 Series and Gallagher 2500 Kg loadbars • Hay shed (12 x 9m) with concrete floor, mill shed (10 x 9m) • Garden shed (6 x 5.5m) & dog pens COUNTRY & WATER • 92,000L rainwater tank connected to the house • 129,000L rainwater tank connected to the shed • 149,000L bore tank • Stock dam & bore (with new pump) • Pasture improved with lucerne • 10 megalitre water license • Concrete troughs to all paddocks except 1 FENCING/PADDOCKS • Currently fenced into 8 paddocks + laneway & house yard • All internal fencing is 4 barb • All exterior fencing is ring lock + 2 wires except for the front fence • Some parts of the external fencing is also fitted with electric wire • 2 x sheep proof paddocks – fully netted This 97 acre rural lifestyle retreat is quite simply – exceptional! No expense has been spared – from the build of the home, right through to the improvements around the property. Come and appreciate the stunning 360 degree views and the quiet, rural setting for yourself.