



54 Donovan Road, CABARLAH, QLD 4352

'Brownesholme' Cabarlah – Heritage, Zoning, Space & Potential!

Auction to be held on-site on Saturday, August 23rd at 10:00 AM AEST, unless sold prior.

Zoned Rural Residential, Brownesholme Homestead and Cottage offer historical charm in the peaceful suburb of Cabarlah-just 20 minutes from Toowoomba. Set in a quiet and private location, the property offers a comfortable mix of seclusion and convenience. Highfields' shopping, dining, and sporting facilities are close by, along with well-regarded primary and secondary schools. Golf enthusiasts will appreciate the short walk to Borneo Barracks Golf Course, while the scenic destinations of Hampton and Crows Nest are just a 20-minute drive, offering access to nature, tourism, and community events.

Built in the early 1870s by the grandparents of the late Isobel "Molly" Browne, who emigrated from Ireland to Queensland, the homestead carries a strong sense of local history. Originally located on a dairy farm in Highfields-now the site of Brownesholme Aged Care-the home was later relocated to its current site in Cabarlah by the current owner who took considerable care at the time to preserve its original character. The property underwent restoration in the past, but time has taken its toll-now presenting a great opportunity for buyers to renovate and add their personal touch.

TYPE: Auction

INTERNET ID: 300P184000

AUCTION DETAILS

10:00am, Saturday August 23rd, 2025

CONTACT DETAILS

**Elders Real Estate
Toowoomba**
202 Hume Street
Toowoomba, QLD
07 4633 6500

Trevor Leishman
0427 598 106

The homestead includes features typical of its time, such as wide verandahs on two sides that provide a quiet spot to enjoy the outdoors. A central hallway connects the formal lounge, dining room, and a large kitchen at the rear of the home. The kitchen is suited to family cooking and meals, complete with the original open fireplace and woodstove. There is also a central bathroom, a library, and several storage rooms for flexible use. Timber floorboards and high 3-meter ceilings run throughout, adding to the sense of space. From the verandahs, you can look out over the property toward the cottage and avocado trees.

The cottage, built from locally handmade bricks, sits in a shaded and peaceful setting beside the 57-tree avocado orchard. Inside, you will find a spacious main room with timber flooring, a vaulted canvas-lined ceiling, an open fireplace, ceiling fan, and hanging light fixtures. A small kitchen and bathroom are located adjacent to the main room. The kitchen features a vintage stove and fridge, original cabinetry, and a green sink set against a yellow tiled splashback-adding to the cottage's rustic charm. The bathroom includes painted brick walls, a concrete floor, a toilet, and a bathtub with a brick base and yellow tiling. With its private position and simple character, the cottage could be well-suited for use as an Airbnb or short-term stay accommodation.

Whether you are a family looking to restore and enjoy the charm of Brownesholme, a buyer seeking a land banking opportunity, or a developer exploring subdivision potential (STCA), this property offers flexibility and possible future upside. Set on approximately 3 prime acres in one of Cabarlah's most desirable pockets, Brownesholme Homestead and Cottage present a rare chance to secure a piece of local history with room to grow. Held in the same family for many years, this property is now surplus to the owners' requirements. Inspections are strictly via private appointment. Contact Trevor Leishman or Zac Turley today for further information.

Features You will Love:

- Zoned Rural Residential in a blue-chip Cabarlah location.
- Five-bedroom homestead with formal lounge, dining, and original kitchen.
- Wide verandas, timber floors, and 3-meter ceilings.
- Historic 30-foot chimney and period details.
- Cottage with open fireplace, vintage kitchen, and bathroom.
- Avocado orchard (57 trees).
- Two old timber storage sheds.
- Electrically equipped bore (no log/history; recently used for cleaning).
- Potential for short-term accommodation or further development (STCA).

Location:

- Highfields, 7 minutes commute (6.5 km)
- Toowoomba CBD, 21 minutes commute (18.6 km)
- Brisbane, 2 hours, and 10 minutes commute (144.9 km)
- Gold Coast, 2 hours, and 30 minutes commute (192.9 km)
- Sunshine Coast, 2 hours, and 35 minutes commute (195.8 km)

School Catchment:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Prep to Year 6: Geham State School
- Year 7 to Year 12: Highfields State Secondary College

Property Rates:

- General gross Â½ yearly: \$1,476.60
- Water access charge gross Â½ yearly: \$397.27

Additional Information:

- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 4 on Survey Plan 296163.
- Zoning: Rural Residential.
- Area: 1.29 Ha or 3.18 Acres.
- 'Brownesholme' Queenslander Built Circa 1875.

Advertising Disclaimer:

While we have taken great care to provide accurate information, we deny liability for any errors, omissions, inaccuracies, or misstatements that may appear. Prospective purchasers are encouraged to independently verify all details before making any decisions.

Important Auction Note:

Under Queensland auction laws, agents are unable to provide a price guide for this property. Due to the unique nature of Brownesholme, no formal comparable sales booklet is available. Interested buyers are encouraged to consider recent sales in the area to help inform their bidding strategy.

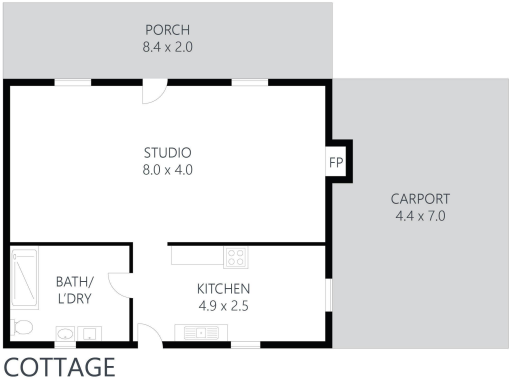
- Land Area 3.18 acres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2











54 Donovan Road, Cabarlah

Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by SK MEDIA

