



## 98 Hell Hole Creek Road, PRESTON, QLD 4352

"Airdrie" 296 Acres - Modern Style Living - 16 km Toowoomba CBD

**119.79 hectares, 295.99 acres**

119.8 Ha ### 296 Acres

Positioned with a bitumen road frontage. 11 km from the renowned Kmart Plaza, Harvey Norman and 7 Springs Medical Centre, Uni SQ, and just a few more minutes into Toowoomba's vibrant CBD.

"Airdrie" is a private property positioned in a scenic bushland valley on the escarpment. The topography of the country is undulating and runs from an elevated site where you find the modern style lowset rendered home, built in 2013 by Hallmark Homes and has been cleverly positioned to take advantage of the sweeping panoramic views. The home site is large enough to accommodate future buildings, a shed, pool, tennis court, and gardens that the new owner may desire.

Features of the home include -

On entry you'll appreciate the elegant wide hallway leading you into the home to reveal

**TYPE:** For Sale

**INTERNET ID:** 300P185580

**SALE DETAILS**

**Expressions Of  
Interest! Closing 20th  
October**

**CONTACT DETAILS**

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the very expansive open plan design combining the kitchen dining and living areas all of which open out to the covered outdoor alfresco entertaining area which enjoys the spectacular countryside views.

The centrally positioned galley kitchen is classically finished in timeless white cabinetry complimented by the striking black Caesarstone benchtops. It is well-equipped with dishwasher, electric oven and cook top, rangehood, pantry and under bench microwave recess. The kitchen is quiet spacious making it practical for entertaining and busy family mornings.

The huge air-conditioned dining and living area makes this home a delight to entertain in and for the whole family to enjoy the generous living spaces. The covered entertaining area awaits perfect for indoor/outdoor living, having been astutely designed to face the south and absorb the stunning outlook over the property and beyond the majestic Mount Campbell in the distance.

The master bedroom suite is airconditioned, it features a generous ensuite and big walk-in robe. All four bedrooms have ceiling fans, and bedrooms two and three have built in robes. The fourth bedroom can double as your office depending on your families needs.

The family bathroom has a separate bathtub and shower, which is situated conveniently adjacent to the laundry which is a good practical size.

Water to the home is serviced and pressurized via 2 x 5,000 gallon poly tanks and 2 slim line poly tanks.

The large acreage consists of natural bushland and some grazing areas with good potential to develop to suit your interests. From the home, the property runs down to a seasonal watercourse where the balance of the property is natural predominately Ironbark Box country which is perfect for the owner or family who requires room or has interest such as cross-country bike or horse riding , nature observation and bush walking, or camping to mention a few.

Other features include an equipped bore. Please note - NO information is available on the working or capacity of the bore.

Numerous old covered structures which can be used for storage, stock shelters if required.

"Airdrie" is now surplus to the sellers' requirements and is offered for sale to the Buyer who requires a modern style of home set in a private elevated setting on 296 acres just 16km from the CBD of Toowoomba .

Inspections are Strictly by appointment

Expression of Interest Closing Monday 20th October (if not Sold Prior)

- Land Area 119.78695 hectares
- Bedrooms: 4
- Bathrooms: 3

## HOMESTEAD

Bedrooms	4
Bathrooms	3





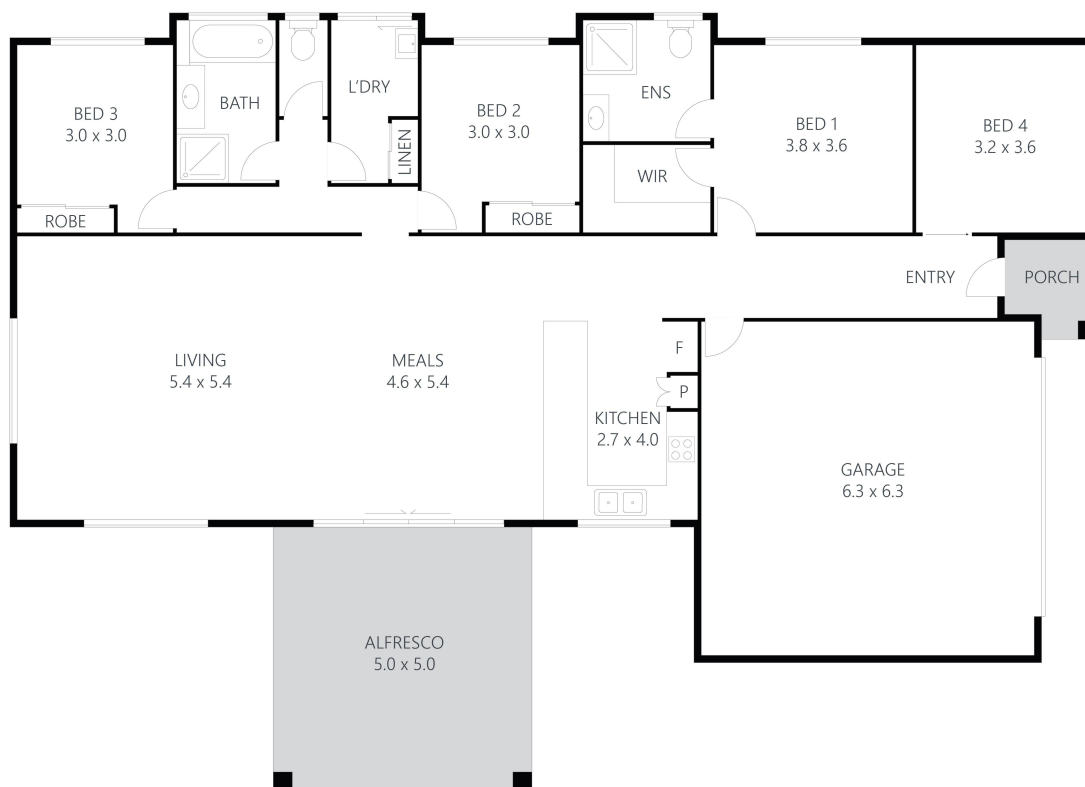












## 98 Hell Hole Creek Road, Rockmount

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



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