



362 Wyreema-Cambooya Road, CAMBOOYA, QLD 4358

"Rossmore" 109 Acres with Dual Classic Homesteads Living & 33 Meg. Water Licence, 15 minutes from Toowoomba's CBD!

44.11 hectares, 109.00 acres

"Rossmore" offers two classic Queenslander homes on the property.

"Rossmore" represents a unique opportunity to acquire an outstanding Homestead and a Cottage in private and scenic location enjoying commanding views set on 109 Acres of grazing property, suitable for your choice of livestock. It comes with a 33 Meg. Irrigation Water Licence, a good bore, and an excellent combined machinery & workshop shed, and other storage buildings. All situated just 15 minutes drive from Toowoomba's CBD, with all the services and facilities that the city has to offer.

The main homestead is a large classic quintessential Queenslander, connected via a covered verandah walkway across to the second home, a matching character three bedroom cottage.

Both homes are situated on the top plateau of an elevated ridge, from which they enjoy spectacular 200 degree panoramic views to the East sweeping from Wyreema and

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TYPE: For Sale

INTERNET ID: 300P187325

SALE DETAILS

Auction! Date to be Advised!

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Trevor Leishman
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south over the picturesque farming country to Cambooya and beyond as far as the eye can see to the Great Dividing Range of Preston, Ramsay, and Pilton areas.

The main homestead is testament to the grandeur and architecture of the iconic Queenslanders. Features here include the endless wide wrap around verandahs, high pitched roof line, classic hardwood exterior weather boards complimented by the single skin walls with mortise & tenon exposed stud construction and VJ walls under the verandah roofing. Inside you'll appreciate the 12 foot ceilings and 6 inch Hoop Pine floorboards, the timeless fireplace and mantel piece, the grand bay window in the formal lounge room, and French doors that open out to the verandah from the bedrooms, are features which combine to make this a classic example of a turn of the 19th Century Queensland.

The homestead provides four bedrooms, or three plus a large library or office as it is currently used. The palatial master suite has a timeless ensuite, huge built-in robes, air conditioning and ceiling fan. All other bedrooms are either King or Queen size rooms.

The kitchen is a reflection of an earlier era being of a large eat-in design with dining table in the center surrounded by ample kitchen bench and cupboard space. Well appointed with electric cook top and oven, dishwasher rangehood and pantry, and a large skylight makes the kitchen a light and airy hub of the home.

The formal lounge is a beautiful generous room of distinction. It features the original fire place within a stunning mantel piece, and a big southern facing bay window, which makes it a superb room in which to relax and entertain.

The family bathroom is finished in the timeless heritage colour pallet on the walls and tiles, country style fixtures and fittings, which compliment the free standing claw foot bath tub, with shower overhead. Backing onto the fireplace, the bathroom is cosy and warm in the winter.

A breeze way encompasses an open plan office which continues and transitions to the laundry, combining to make a versatile practical space.

The Cottage:

A substantial home in its own right, this three bedroom cottage has been built in the same manner of construction and character as the main homestead, making them a perfect match. It is an appealing, practical, and valuable addition to the property, and whilst separate and independent from the main homestead it is cleverly connected from each respective verandah via the covered walkway, providing ideal connection between the homes.

Offering you a contemporary open plan combined galley kitchen and casual dining area. A formal lounge room off the entry, three generous bedrooms, the main with air conditioning, a family bathroom, office nook, and laundry. It boasts polished pine timber floors, and high ceilings.

It is an ideal home for any member of your immediate or extended family, friends, or as a rental to would return in the order of \$400 to \$470 per week.

Sheds & Buildings:

A combined machinery and workshop colour bond shed of 24 x 9m plus a 4.2 x 12m rear enclosed annex, combines to provide four separate sections under one big roof. 3 Phase powered and concrete floor throughout.

Outer Sheds include a three sided 12 x 7m machinery or hay shed opening to the east, with gravel floor. And a multipurpose 9 x 5m storage shed adjacent a 9x3.2 mt concrete slab at the front northeast corner of the property.

Country:

The property is predominantly natural pastured grazing country comprised of a mix of lighter black and chocolate soil at the lower eastern frontage of the property rising up the gentle ridge to the predominantly chocolate and dark red basalt profile on the rear plateau around and on the western side of the dwelling and infrastructure.

Water:

The property has a 33 megalitre water licence

Boreâ## Electric Submersible Pump, supplying - 2700 GPH of soft potable water.

Drilled 2002 â## 164 meters deep/ SWL 45.5m,

Tanks - 20,000 gallon Manacon Rainwater Tank

12,000 gallon Manacon Bore Header Tank

Non Operational Windmill - tank and cattle trough

Fencing:

The property is fully fenced around the perimeter in a combination of 4 or 5 stand barb wire some of which is netted, with a combination of split timber and spaced steel posts. Internal fencing sections of a large 45 Acre rear grazing paddock and one large open grazing paddock at the front. The Homes and machinery workshop shed and curtilage area is fenced off on approximately a two acre curtilage area.

Auction Details:

Date & Time: To be advised

Venue: Elders Toowoomba Premises, 328 Taylor Street, Toowoomba.

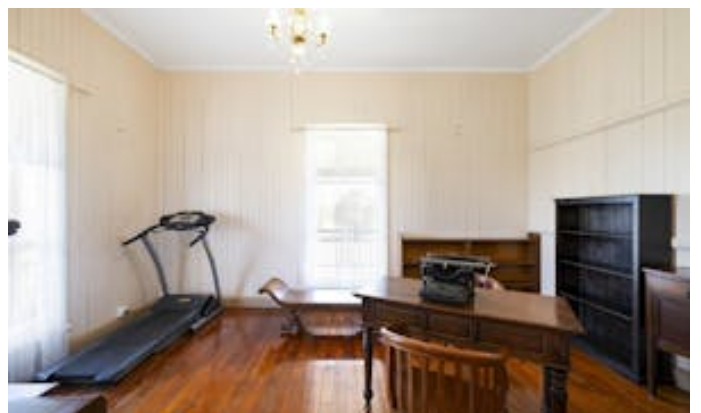
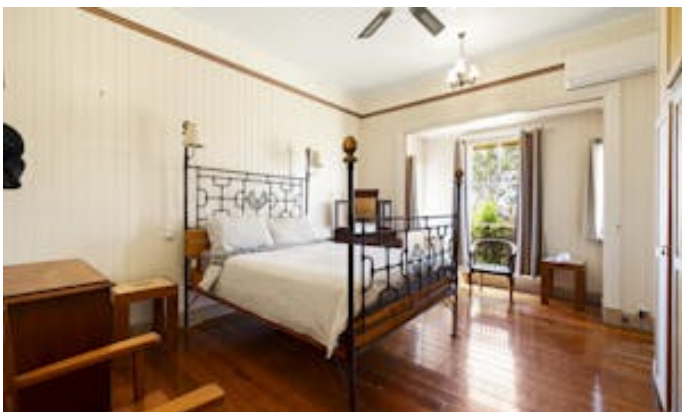
This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

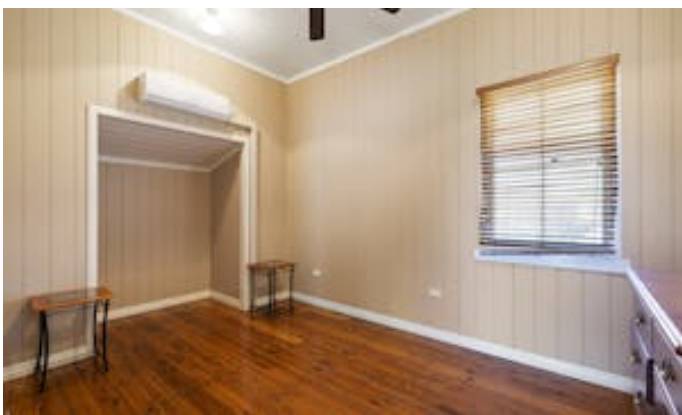
- Land Area 44.110735 hectares
- Bedrooms: 7
- Bathrooms: 3

HOMESTEAD

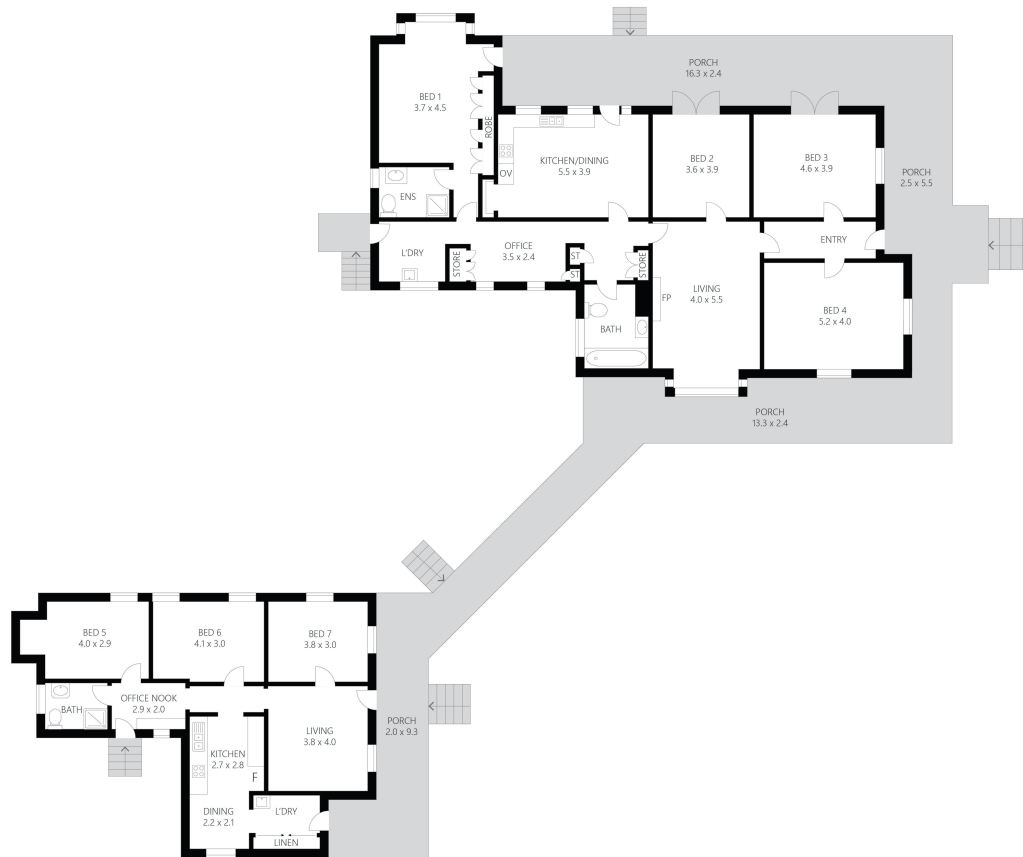
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Bathrooms	3







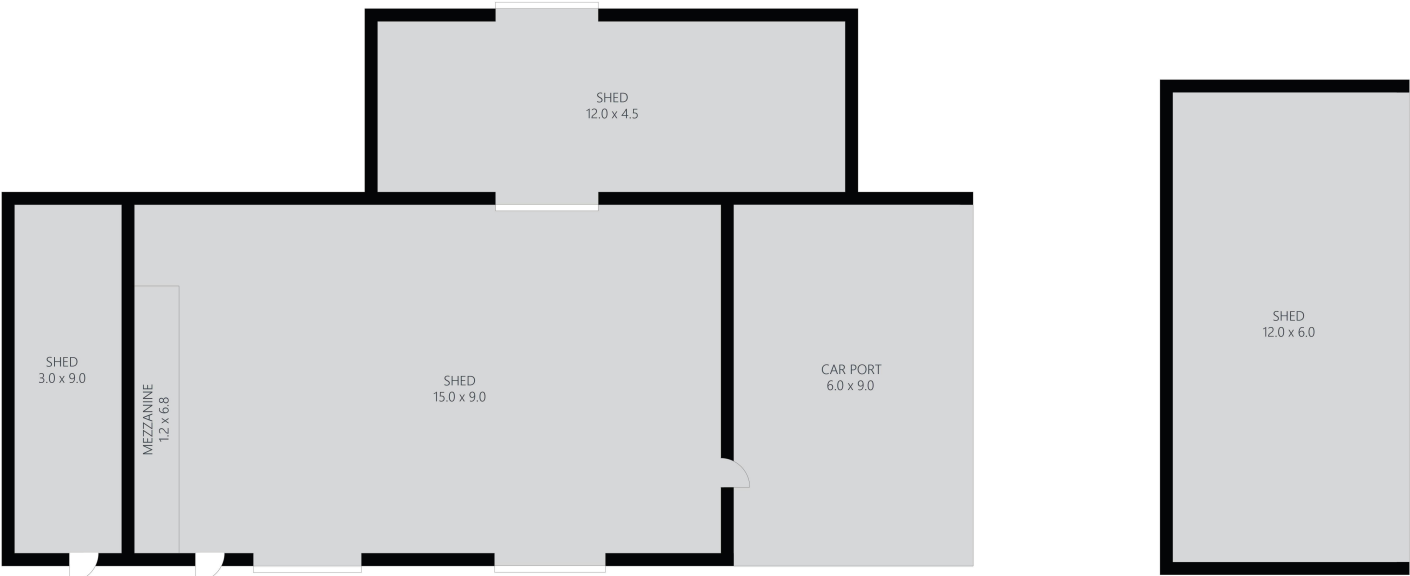




362 Wyreema Cambooya Road, Cambooya

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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