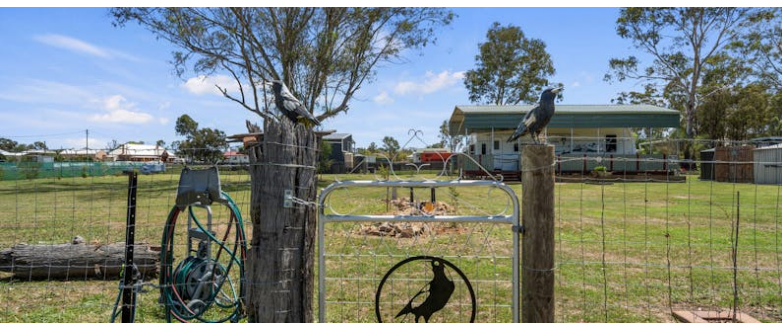




14 Canning Street, LEYBURN, QLD 4365

Magpie Manor - Prime 2023m2 Block in the Heart of Leyburn

2,023.00 square metres,

Nestled among majestic gum trees, whether you're dreaming of a relaxed country lifestyle, a weekend retreat, or a unique Airbnb investment, this property is ready to go.

Property Highlights:

- Prime township location - just a short stroll to Leyburn's General Store and the historic Royal Hotel
- Power and town water connected
- Water tank for caravan
- Two garden sheds plus outdoor shower with gas hot water
- Spacious 12m x 3m deck with gas heaters
- Excellent fencing

TYPE: For Sale

INTERNET ID: 300P188488

SALE DETAILS

Offers Over \$255,000

CONTACT DETAILS

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

Jacquelyn Fulton
0418744705

- Fire pit area and pet pen
- Beautiful fruit trees: olive, cherry, gala apple, granny smith, pear, tangelo, lemon (Meyer & Eureka), passionfruit, mandarin, orange, lime, mulberry, pomegranate, and peach
- Additional plants: lemon myrtle and cinnamon myrtle
- 120L toilet holding tank with portable dump point

American Caravan (Forest River â## Wildcat included):

- Single sink, gas cooktop with rangehood, gas oven, microwave, fridge/freezer, coffee machine, electric frypan, and air fryer
- Gas heating, air-conditioning, ceiling fan, mini fan
- TV, radio, DVD, and set-top box
- Gas shower (town water), vanity, and toilet
- Double bed with electric blanket and ample storage
- Lounge transforms into a double bed for extra guests

Why You'll Love It:

- Affordable entry into country living
- Perfect weekend escape or permanent downsizer
- Excellent potential for Airbnb or short-stay accommodation
- Space for pets, gardens, or even a tiny home addition

About Leyburn:

Located 45 minutes from Toowoomba and 25 minutes from Clifton, Leyburn is a township rich in heritage and community spirit. Known for the iconic Leyburn Sprints, a nationally recognised motorsport event celebrating Australia's Grand Prix history, the town draws visitors from across the country every year. With its relaxed pace, friendly locals, historic Royal Hotel, nearby boutique wineries, and scenic countryside, Leyburn offers a lifestyle that blends charm, history, and opportunity.

Don't miss your chance to secure a slice of Leyburn â## your country escape or next great investment is ready and waiting.

Additional Information:

- Local Government Area: Southern Downs Regional Council
- Real Property Description: Lot 702 CP L15082
- Allotment Size: 2023m2
- Rates (1/2 yearly): \$806.50
- Water connection + consumption (1/2 yearly): \$312.00

Contact Jacque Fulton at Elders Real Estate Toowoomba today on 0418 744 705 or

jacquelyn.fulton@elders.com.au

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.

- Land Area 2,023.00 square metres







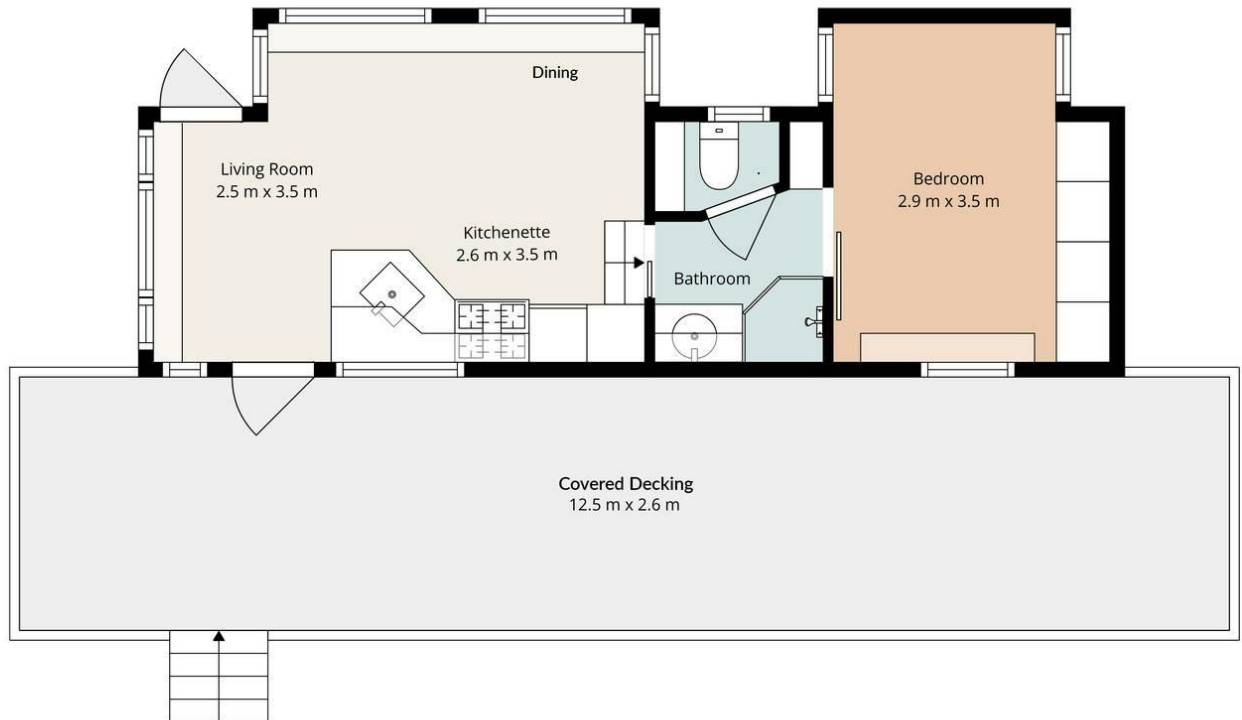
14 Canning St, Leyburn



1 | 1 | 0 | 2023m²

Jacquelyn Fulton | 0418 744 705

Total approx floor area 70m² (including covered external areas)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.