



14774 New England Highway, EAST GREENMOUNT, QLD 4359

"Coolibah Cottage" - 2 Acres of Character Lifestyle with Sweeping Countryside Views.

This gorgeous character cottage and sheds set on a fully fenced and usable 8000m² allotment, has a two storey studio, great sheds, a bore and rainwater tanks, all conveniently situated just 20mins from Toowoomba and a few minutes across to Greenmount and Cambooya.

Coolibah Cottage has been known throughout the district, for its uniquely built Early Settler Hut style using character features such as Iron Bark Log Slabs as exterior wall cladding, Bull Nose verandah roofing, natural shaped unsawn beams and roof trusses all add to the adorable character of the home. It is understood that some of the rustic timber slabs used in the cottage originated from one of the earliest huts in the Emu Creek district connected to the famous writer Steele Rudd, author of the book *On Our Selection*.

Inside the cottage features beautiful pavilion ceilings featuring the log trusses over the large open plan kitchen dining and living room. The north facing kitchen is well appointed with contemporary white country style cabinetry contrasting against the timber benchtops and classic white glass door cupboards overhead. An upright electric oven, microwave and fridge recess, double sink, and big triple door pantry complete the kitchen.

TYPE: For Sale

INTERNET ID: 300P188755

SALE DETAILS

**Expressions Of Interest
Closing 24th November
25**

CONTACT DETAILS

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

Murray Troy
0400 772 210

The living area is a generous homely space for the whole family to enjoy. It enjoys the soft afternoon sunlight providing a lovely amber glow throughout the room. The Wood Fire Burner is great for the winter keeping the whole of the living area beautiful and warm.

The fabulous family bathroom offers an enormous shower space large enough to swing a cat, and accommodate a wheel chair or disability aides. It would easily fit a bathtub within if you wish. Within the main cottage area is an office or second bedroom area depending on your needs.

Through a connecting breezeway we find the huge master bedroom. It too features the pitched pavilion ceilings and has a big reverse cycle air-conditioning unit.

The Two Storey Studio is a great facility to use as you like. Upstairs and down can be used as a games room, or activities, music room, arts & crafts, storage, and children love the two levels in which to make their own domain. A handy twin size garden shed backs onto the studio, perfect for storage of all your gardening gear and equipment.

Between the Cottage and the Studio we find a boutique country courtyard framed by more rustic log fencing. This fabulous area would be ideal for a kitchen veggie and herb garden, a toddlers outdoor play area & sandpit, or puppy pen as it is currently serving as. The whole internal house yard of approximately $\frac{3}{4}$ of an Acre is fully fenced and netted to be child and puppy proof, for your piece of mind. The house yard is complete with established gardens, hedges and shrubs, fruit trees and mature Gum and other native trees providing beautiful shade over the parklike lawns in the backyard and around the front.

The combinations of garages and the workshop are a real bonus and feature of the property. Comprised of a 6 x 6m double carport, beside the double 6 x 6m lock up garage, which adjoins an excellent 8 x 5.4m workshop or an additional oversize single garage. Just outside of which you have a mechanic's pit with adjustable ramps, perfect for home servicing of your vehicles and ride on mower.

Out from the workshop and adjacent to the home is a fabulous covered entertaining deck and alfresco area. Enjoy breakfast, lunch, or dinner here entertaining your family and friends and enjoy the panoramic country views and the sensational evening sunsets as seen in the photos.

A three sided north facing stable with walkin walkout post & rail day yard, purpose built for your horse or pony, right handy to the home and deck, is a budding horse riders dream come true. Alternatively, use it for any livestock or purpose of your choice. Just outside the house yard is a children's Play Fort for added fun and activity.

The Two Acres or 8000m² is fully fenced around the perimeter of a beautiful piece of land of which every square inch is usable, with plenty of room for and the potential to build a new second home. Elevated and gently sloping with a beautiful covering of grass and pastures over a quality basalt chocolate and alluvial black soil type. Fertile and rested, it is perfect for pasture or growing anything of your choice.

A good Stock and Domestic Bore supplies the home and the whole property, plus two rainwater tanks of approximately 5000 gallons and 2000 gallons supply the home as well.

With no immediate neighbour's you can enjoy the best of both worlds, the tranquility and privacy of country living together with the convenience of the city just a short drive away.

East Greenmount or Umu Creek State Primary School, and Greenmount State Primary School are minutes away, and Secondary Schools are at Clifton are just 15 minutes out, or a host of great schools are available in Toowoomba. School Bus Services pick up is in the area travelling to Toowoomba and Clifton. The recent reopening of the Wheatsheaf Hotel and the addition of a Cafe is a convenient and welcome addition to the local community. The Wheatsheaf Store operates from 6.30am to 2:00pm on weekdays and 7:00am to 2:00pm on weekends.

Rates: \$808.52 net per half year

NBN Internet Connection & Satellite Receiver providing good download speed 140Mbps

Instructions are Clear! Genuine committed Sellers are welcoming your inspection and want Interest register and Offers submitted quickly.

Expressions of Interest are Closing Monday 24th November (If Not Sold Prior)

Avoid disappointment, contract the Agent Murray Troy on 0400 772 210 to arrange your personal inspection, or feel free to attend one of the scheduled Open for Inspections.

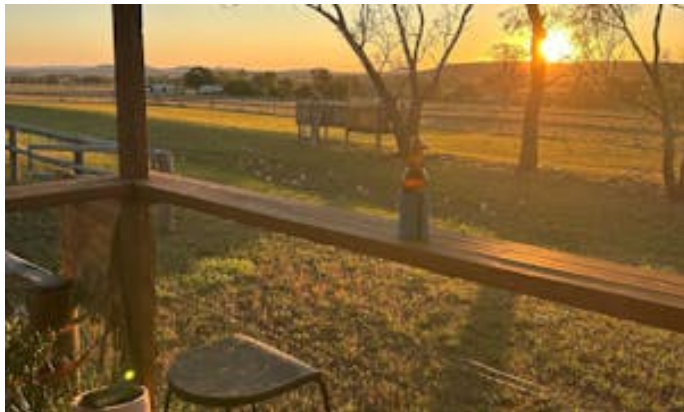
Other features: Area Views, Close to Schools

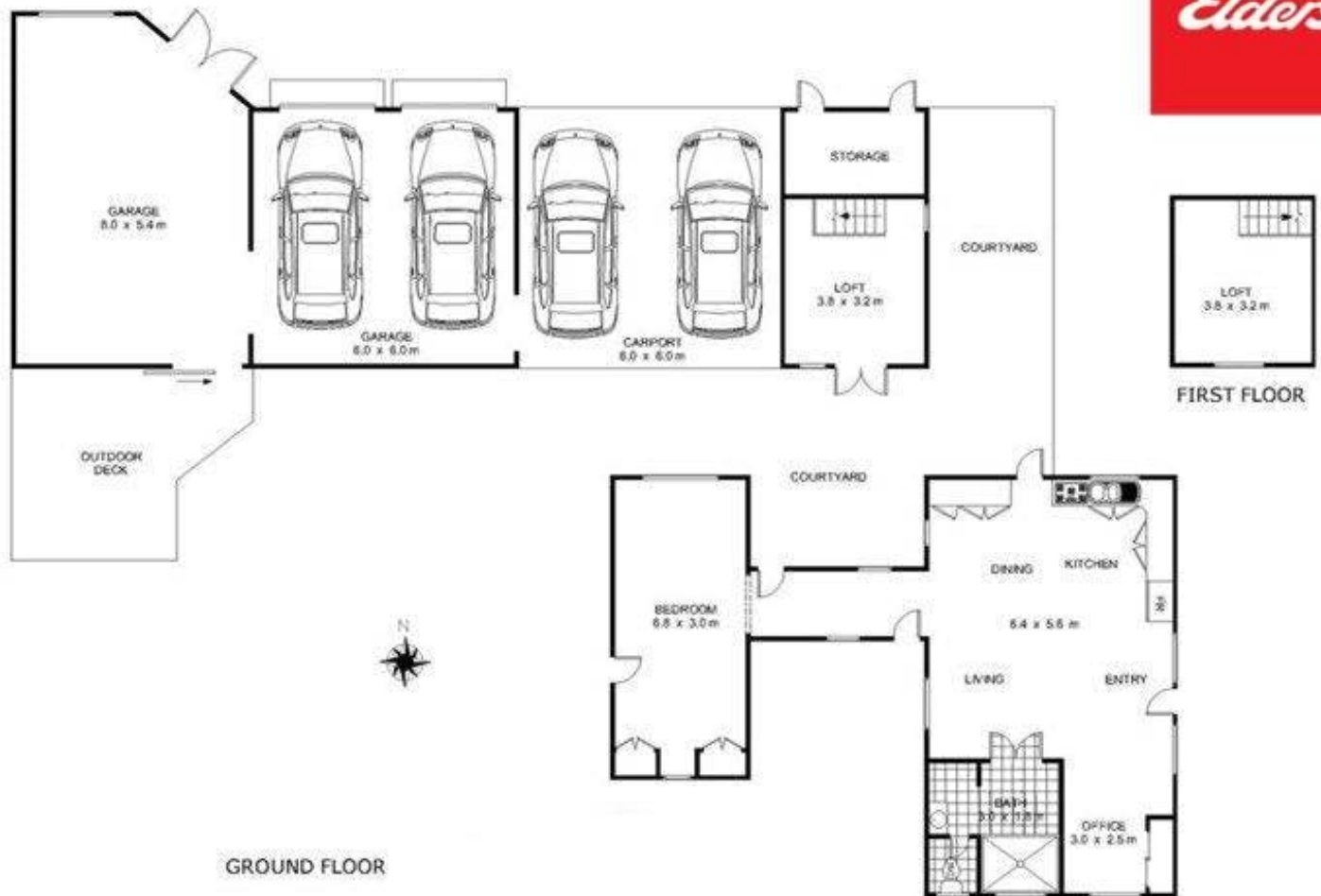
- Land Area 8,000.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- 3 car garage
- Double carport











Internal floor area
Garage area
Outdoor deck area
Carport area
Covered area

> 100 sqm
> 75 sqm
> 25 sqm
> 30 sqm
> 40 sqm

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 any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.