



144 Whittaker Road, SOUTHBROOK, QLD 4363

"Marlyn Ridge" 75.5 Acres of Prime Grazing & Convenient Lifestyle Living

Marlyn Ridge is a superb 75.5 Acre Versatile Grazing and Lifestyle property package that ticks all the boxes. Offering you a large four bedroom modern executive home with inground pool, a large high clearance commercial grade shed, plus a combined double lockup garage and carport, large horse riding arena or multipurpose pad, additional storage shed, and a windmill over bore and 8 x 5000 gallon water storage tanks. Situated just 15 minutes from Toowoomba, 5 minutes out from Wyreema, and less than 10 mins on to Pittsworth, through Southbrook.

A Quick Property Summary includes the;

- Modern brick home featuring 4 bedrooms, 2 bathrooms, 4 separate living areas, a gourmet galley kitchen and huge open plan living, big screened outdoor entertaining alfresco area, office, and an attached double lockup garage.
- Inground Narellan pool approx. 12 metres long with a covered outdoor area beside.
- R&F Built Shed is 18m long x 12m wide, with 4.5m height to the gutter, a 22° pitched roof and 6.2m high at the peak. Two 4.2 m high clearance doors are 4.93m and 4m wide respectively, & mezzanine floor is approx. 6.5 x 6m in size.
- A 6 x 6m double lock up color bond powered shed is joined by a 6 x 6m double

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.

TYPE: For Sale

INTERNET ID: 300P190015

SALE DETAILS

**Expressions of Interest
Above \$2.6 Million**

CONTACT DETAILS

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

Murray Troy
0400 772 210

carport, and handy 3 x 4m feed/storage shed. Plus a 6 x 6m hay or utility shed in the front paddock.

- A large 80 x 30m riding arena, or multipurposed leveled area.
- A Stock & Domestic Bore in the form of a well serviced Windmill pumping approx. 200 litres or more per hour up to two 5000 gallon elevated header tanks, gravity feeding down a network of lines watering troughs and trees. Four x 5000 gallon interconnected poly tanks collect rainwater off the home, and a further two x 6000 gallon connected tanks collect from the large shed, supply the whole home.
- Solar System with 13 KWs of Solar Panels feed a 10 KW Sungrow Inverter.
- The property is well fenced into eleven internal grazing rotational paddocks, all watered, and connected by a central laneway. All surrounded by a fenced buffer zone lane right around the perimeter of the property, which is planted with young trees along the western fence line and along the centre laneways. A good set of steel cattle yards with race, crush, and loading ramp are strategically placed at the northern end of the central lane way, for easy truck access.
- Extensive plantings of a variety of seven different types of Nut Trees and an Olive Tree grove featuring three different varieties. Pinoak Trees line the entrance driveway and over 100 young Eucalypt shade trees have been planted along the boundaries and along the internal laneways.

The Home - A large contemporary home of 346m² was built by the award-winning Richard Adams Homes in 2015. It provides a clever family friendly floor plan boasting four separate living areas include a massive open plan combined kitchen, dining, and living area with wood heater. A huge theatre room, a 12m long covered alfresco entertaining area, and a rumpus or activities room adjoining the three children's or guest bedrooms rooms, all provide for plenty of living and entertaining options.

The spacious galley kitchen has a big wide Caesar Stone Island bench featuring a commercial size sink and full-length breakfast bar. Plenty of bench and cupboard space with beautiful splash backs and featured louvered windows, together with a large butler's pantry, quality electric oven and gas cooktop, rangehood and dishwasher make this kitchen a fabulous practical workspace and hub of the home. It has a beautiful Northeast outlook to and beyond to the pool area.

The theatre room is large enough for any purpose you might choose, a formal dining or billiard room.

The air-conditioned master bedroom is designed to spoil you with its extraordinary size, its generous his & hers walk through robe provides plenty of hanging space, drawers and shelving. The resort like ensuite is finished in striking tiles, has an oversize shower recess, long floating vanity and full-length mirror. The family bathroom is equally impressive with its matching tiles and large shower recess, floating vanity, and free standing bathtub.

The other three family or guest bedrooms are also generous in size as seen on the floor plan. Two of which have a full wall of built in robes, and the fourth a double door robe.

The Activities or Rumpus room is a big practical convenient space designed as the kids domain or a visitor's separate retreat. The galley style office has plenty of desk space for two or more computer stations. A corridor of linen cupboard storage runs along the whole length of the office rear wall.

The Pool - A Narellan 'Symphony 12' approx. 12 metres long has a Marble Glass Finish. A Mineral Treatment Filter System and a Davey Crystal Clear Media Filter

together with the STG Mineral Stabilizer System and Vortex Inverter Pool Heater, is all optimized to be filtered and heated from the surplus solar energy. You have a cost efficient, easy care beautiful pool to enjoy all year round.

The Country - is a blend of prime chocolate basalt to black soil grazing land boasting a good body of natural grasses, ideal for cattle, horses, or the livestock of your choice. The property gently rises up from the private road frontage to the home & sheds curtilage plateau and continues to steadily rise and in parts fall across the network of paddocks to the southern back boundary and higher southwest corner of the property, from which spectacular panoramic views of the Umbiram district can be seen.

All the Hard Work is done! Consider the time and work put in here, together with the replacement costs of 75.5 Acres, the home & pool, large sheds, bore and water storage, fencing, power supply, landscaping, tree planting, and pasture improvement.

Property of this caliber in prime private location rarely become available in this tightly held and sought after precinct. It is an opportunity not to be missed.

Other features: 3 Phase Power, Close to Schools, Close to Shops, Roller Door Access

- Land Area 75.5 acres
- Building Area: 364.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 12
- 4 car garage
- Double carport
- Ensuite







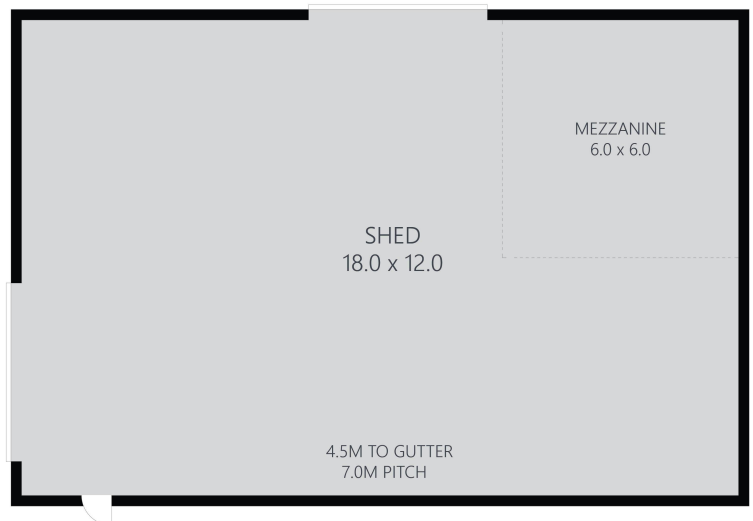
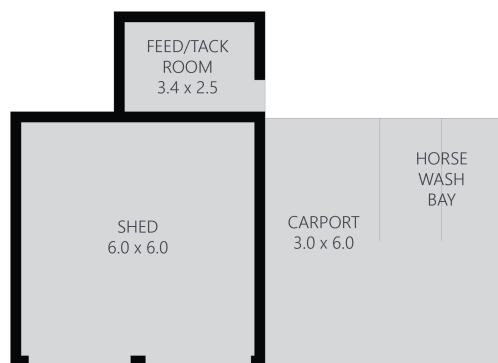




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Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by SK MEDIA





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