



## 52 Greenmount Connection Road, EAST GREENMOUNT, QLD 4359

### Original 1980's Brick Home on East Greenmount Acreage

Situated an easy 25 minutes' drive from Toowoomba you can have the best of both worlds. Sweeping countryside views, delivers a rare combination of space, privacy and functionality for acreage buyers and families seeking room to breathe. Tucked away in a peaceful rural setting yet within easy reach of everyday amenities.

The home's layout centres on a large living space that brings family and friends together with the comfort of reverse-cycle air-conditioning, complemented by an open plan kitchen and dining area which leads to your outdoor veranda or laundry. An extra spacious room extends your living options, making it ideal for a home office, kids' retreat, extra lounge or extra bedroom. Three bedrooms with built in cupboards and a family bathroom with separate toilet, ensure everyday practicality. One bedroom also has reverse-cycle air-conditioning.

Positioned separately to the main residence is a well-appointed, self-contained granny flat that provides ideal accommodation for extended family, guests or independent living. The layout includes an open-plan, compact living, dining and kitchen zone with separate toilet, shower and vanity designed for low-maintenance comfort. The granny flat also has its own water tank and septic.

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:** 300P190834

**SALE DETAILS**

**\$899,000**

**CONTACT DETAILS**

**Elders Real Estate  
Toowoomba**

202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Jacquelyn Fulton**  
0418744705

The substantial, deep backyard leads through to an impressive shed with three roller doors, providing exceptional storage for vehicles, trailers, pop top caravans, or other lifestyle equipment, complete with fitted workshop benches. The property also includes multiple animal enclosures.

Property Highlights:

Brick Home:

- Three-bedrooms with built-ins, one with reverse-cycle air conditioning
- Two spacious living areas, main with reverse-cycle air conditioning
- Central kitchen dining
- Family bathroom with bath and separate shower, plus separate vanity area
- Large laundry
- Covered veranda
- Carport

Granny Flat:

- Living, dining and kitchen zone
- Separate toilet, shower and vanity
- Separate water tank and septic
- 4.29kW Solar System
- Bore
- 1 x Bore Water Tank
- 3 x Rainwater Tank
- Garden shed
- Shed with three roller doors and fitted workshop benches
- Multiple animal enclosures

Schedule your viewing today!

Contact Jacque Fulton at Elders Real Estate today on 0418 744 705 or [jacquelyn.fulton@elders.com.au](mailto:jacquelyn.fulton@elders.com.au)

Convenient Location:

- The Wheatsheaf Hotel
- The Wheatsheaf Store
- Greenmount Hotel
- Blossom Café and Australia Post Office Greenmount
- 18 mins to University of Southern Queensland

- 28 mins to Toowoomba CBD
- 30 mins to TAFE Queensland

School Catchment:

- Prep to Year 6: Greenmount State School
- Prep to Year 6: Emu Creek State School
- Year 7 to Year 12: Clifton State High School

Rates & Details:

- General Rates (Â½ yearly): \$786.67
- Water supplied by rainwater tanks and bore
- Local Government Area: Toowoomba Regional Council
- Real Property Description: Lot 1 on Registered Plan 168022
- Sellers Disclosure Statement available
- Allotment Size: 9629m2

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.

Other features: Carpeted, Close to Schools, Close to Shops, Kitchenette, Roller Door Access

- Land Area 9,629.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Single carport

















## 52 Greenmount Connection Rd, East Greenmount



3 | 1 | 2 | 9634m<sup>2</sup>

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Total approx floor area 130m<sup>2</sup> (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.



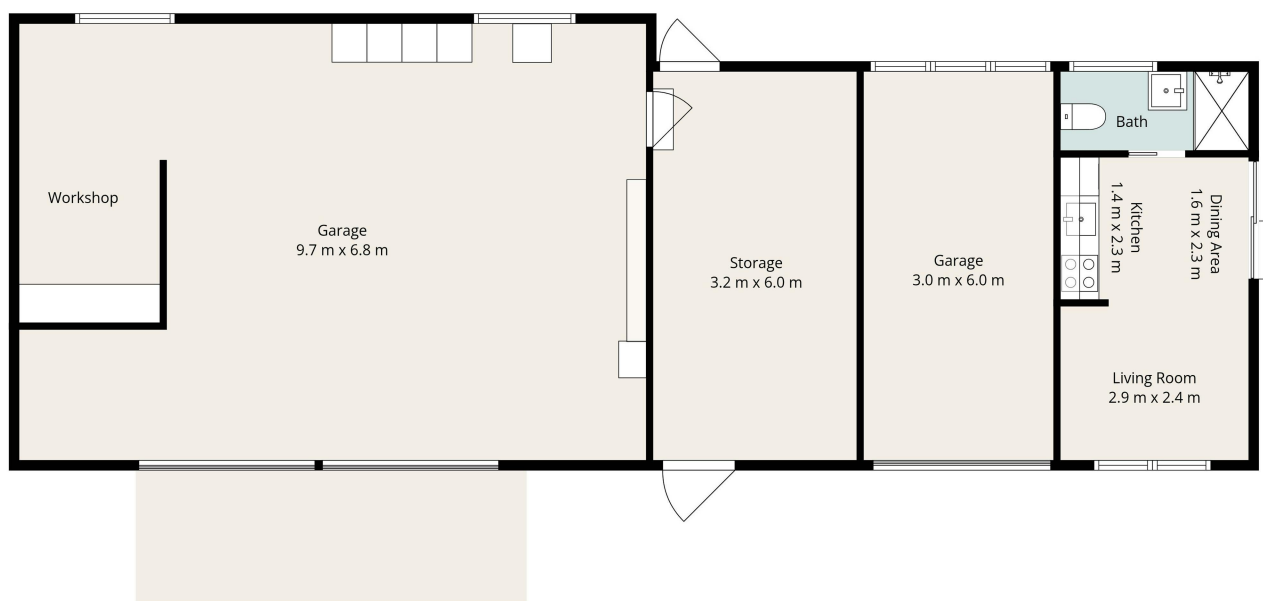
## Granny Flat & Garage



1 | 1 | 1

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Total approx floor area 36m<sup>2</sup> (including covered external areas)



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