



311 Hirstglen Road, HIRSTGLEN, QLD 4359

DUAL LIVING, SUPERBLY APPOINTED EQUESTRIAN FACILITY

45.97 hectares, 113.60 acres

Liberty Lodge features 113.6 acres of premium equestrian and rural living situated in the picturesque Hirstglen valley, approx 30 mins to Toowoomba, 20 mins to Allora and 45mins to Gatton.

This outstanding property offers the perfect blend of equestrian infrastructure, comfortable dual living, and productive land.

Designed for horse enthusiasts, professional trainers, or those seeking a versatile country lifestyle, Liberty Lodge is a fully equipped property ready to move in and enjoy.

The property provides lovely clean, fertile, arable basalt soils, growing a good body of feed in the lower paddocks. It then rises gently north, up to the home, and beyond to the stables, sheds and arenas. It then rises further into the ironbark timber grazing country, and up to the steeper ridge at the rear of the property.

Double access driveways lead to the original homestead, and 3 solar powered gates lead to the stable complex.

TYPE: For Sale

INTERNET ID: 300P194714

SALE DETAILS

**Expressions Of Interest
Invited**

CONTACT DETAILS

Elders Real Estate

Toowoomba

202 Hume Street

Toowoomba, QLD

07 4633 6500

Murray Troy

0400 772 210

ACCOMMODATION

Original main Homestead.

3 bedroom, 2 bathroom, open plan living and dining with wood heater.

Big verandahs and a large rear covered deck.

3 phase power connected.

2 x 5000 gal, 2 x 2500 gal and 1 x 500 gal rainwater tanks.

Large fruit tree orchard, and a variety of beautiful established shade trees.

Property repairs are currently in progress including roof and stump replacement.

Loft accommodation over stables.

A beautiful open plan living area, including spacious modern kitchen, dining and lounge area, with spectacular cathedral timber lined ceilings and solid bamboo flooring throughout.

The stunning modern kitchen has an enormous island bench with stone Benchtops, electric wall oven, four burner gas cooktop and zip tap flexible extension.

Two huge 6m x 4m bedrooms and a shared ensuite bathroom.

A large fan forced wood heater.

Two separate large verandahs overlooking the property.

Self-contained unit/ granny flat/ staff quarters.

A 4m x 12m newly built, never been used, open plan living, dining, bedroom, with built-in wardrobe and kitchenette. Full-size separate laundry and bathroom. Bamboo flooring and reverse cycle air-conditioning.

EQUESTRIAN FACILITIES AND SHEDDING

American barn style with loft accommodation (20m x 12m)

Four 4m x4m stables with automatic waterers to each.

One 8m x 4m foaling stable, (could be divided into two extra 4m by 4m stables)

A generous 28m long by 4m wide central breezeway with concrete floor.

Fully timber lined tack Room, 4m x 4m,with concrete floor, and water and power connected.

Self contained brand-new unit downstairs.

Loft accommodation upstairs.

Workshop/machinery shed (16m x 9m, and 16m x 7m, adjoining stable complex)

The upper workshop has a fully concreted 200 mm thick floor for heavy machinery use. Power and lights connected.

The lower section, 16 m x 7 m, with a 5 m high clearance is adjoining the workshop. This section has the height clearance to park a large truck loaded with plant or equipment.

Shelter shed with loose boxes and feed/hay/storage room (21 m x 6 m)

This complex provides three covered WIWO large 6m x 6m loose boxes with insulated ceilings. In the centre of the stables is a 6m x 4m mouse proof feed room with concrete floor. Power water and lights to all these areas.

Very large garage with skillion roof adjacent to the main Homestead.

A large 17m x 7m shed includes a workshop (4.5m x 7m)with concrete floor.

Arenas

One 70m x 30m dressage or showjumping sand Arena

One 50m x 26m fully fenced (cattle rail and heavy duty rubber), cow working or horse sand arena

All have been built with a decomposed granite base and a good depth of quality sand on top

Round yard

A 16 m diameter decomposed granite base topped with quality sand.

Fully fenced with cattle rail and lined with heavy duty rubber.

A 3m x 3m horse wash bay is adjacent with concrete floor and hot water connected.

Paddocks and yards

The property offers 5 night/day yards or small paddocks

Four larger paddocks all with central concrete water trough and access to the large shelter shed containing loose boxes and feed room

Bore and water tanks

The bore is a windmill supply, with submersible pump.

One 5000 gallon water tank attached to the stable complex.

2 x 5000 gallon water tanks located on higher ground, and used to gravity feed to stable complex and Homestead

This property is zoned rural and is not only limited to equine pursuits.

It is a versatile property for any rural activity.

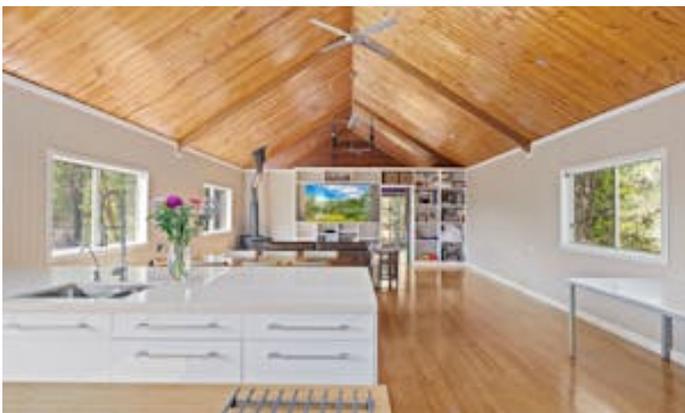
Your Inspection is highly recommended.

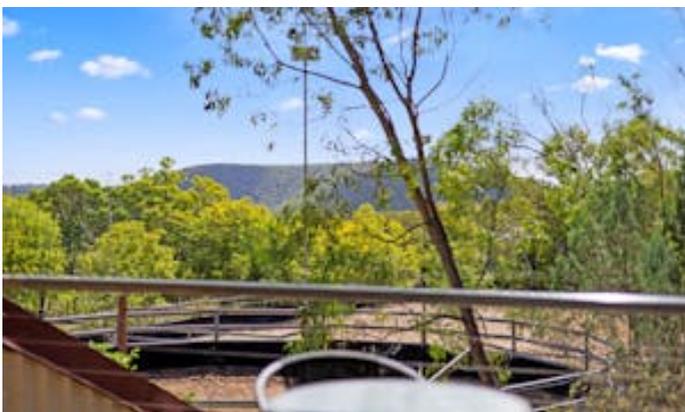
Call agents Murray Troy 0400 772 210 and Trevor Leishman 0427 598 106.

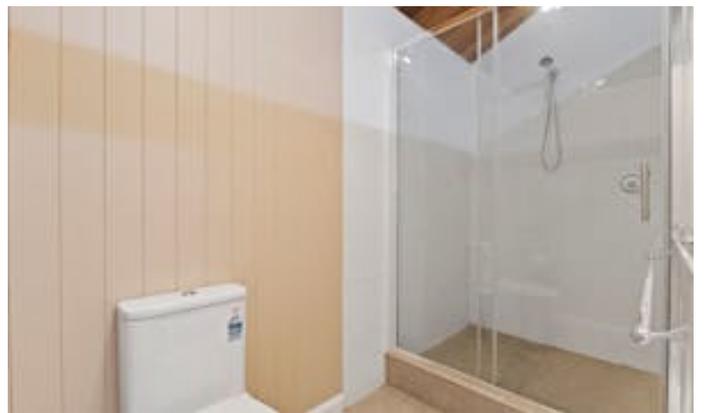
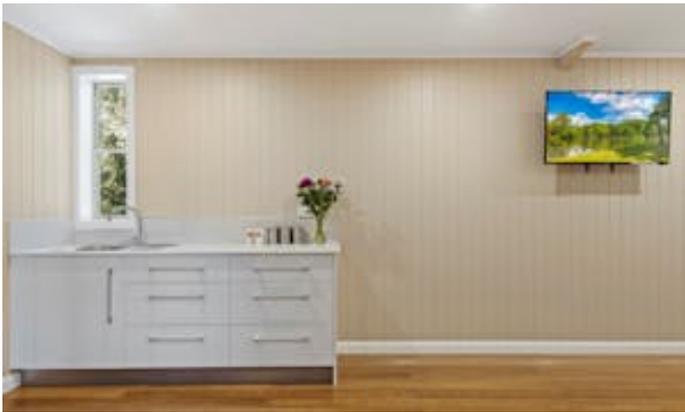
- Land Area 45.972289 hectares
- Bedrooms: 6
- Bathrooms: 5

HOMESTEAD

Bedrooms	6
Bathrooms	5

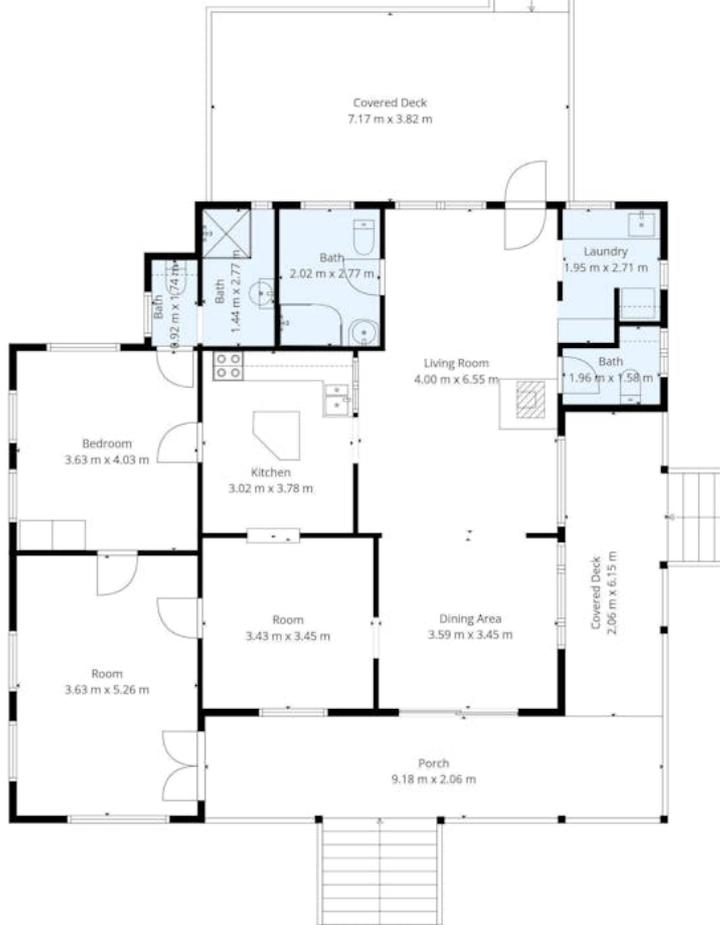








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Total: 117 m2
1st Floor: 117 m2
Excluded Areas: Covered Deck: 43 M2, Porch: 24 M2, Walls: 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Total: 254 m2
1st Floor: 138 M2, 2nd Floor: 116 m2
Excluded Areas: Stable: 94 M2, Covered Patio: 23 M2, Patio: 15 M2,
Porch: 24 M2, Covered Deck: 40 M2, Walls: 24 m2

Floor Plan Created By Cubicize App. Measurements Deemed Highly Reliable But Not Guaranteed.