



## 190 Tramway Road, TABOOBA, QLD 4285

Exceptional Lifestyle Property with Quality Home! Productive Land & Spectacular Views!

**20.00 hectares, 49.42 acres**

Set on 20 hectares (50 acres) of picturesque countryside, this outstanding lifestyle property offers the perfect blend of luxury living, productive land, abundant water and breathtaking views.

Positioned to capture sweeping valley and mountain vistas, the beautifully designed residence features four spacious bedrooms plus a fifth bedroom or home office, along with three well-appointed bathrooms. The modern open-plan layout has been thoughtfully designed to maximise natural light and showcase the stunning rural outlook from almost every room.

At the heart of the home is a designer kitchen that will impress even the most passionate cook, featuring stone benchtops, a walk-in pantry, double oven, induction cooktop and generous workspace ideal for family gatherings and entertaining.

The oversized master suite offers a private retreat complete with walk-in robe and luxurious ensuite featuring double vanities. A guest bedroom also enjoys its own

**TYPE:** For Sale

**INTERNET ID:** 300P198049

**SALE DETAILS**

**Offers Over \$2,150,000**

**CONTACT DETAILS**

**ELDERS RURAL  
SERVICES AUST LTD**  
SW1, Level 1, 52 Merivale  
Street  
SOUTH BRISBANE, QLD  
07 3840 5522

**Andrew Thomson**  
0428289299

ensuite, while a dedicated children's retreat or rumpus room services the remaining bedrooms.

Expansive wraparound verandahs and a large covered entertaining area create the perfect setting to relax and enjoy the magnificent surroundings year-round. A double carport adjoins the laundry, which conveniently doubles as a mudroom.

The impressive 17m x 10m shed provides exceptional storage and workspace, featuring five bays, two lockable bays with concrete flooring, three-phase power and high-lift roller doors at both ends allowing drive-through access for caravans, horse floats or machinery.

The property is divided into seven paddocks, all connected to water and predominantly sown to improved pastures. Approximately 15 hectares (37 acres) are suitable for irrigation, supported by excellent water infrastructure including:

- Equipped bore currently pumping approximately 5,000 gallons per hour
- Spring-fed waterhole with diving board
- Dam
- Stock and garden water storage tank
- Two 30,000-litre rainwater tanks

Adding further appeal, the property is equipped with two 5kW solar systems, helping to significantly reduce power costs.

Offering quality improvements, fertile soils, excellent water security and stunning scenery, this is a rare opportunity to secure a premium lifestyle property in one of South East Queensland's most sought-after rural regions.

- Land Area 20 hectares
- Bedrooms: 4
- Bathrooms: 3

## HOMESTEAD

Bedrooms	4
Bathrooms	3











190 Tramway Road **TABOOBA**

4 | 2 | 2 | 426m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.