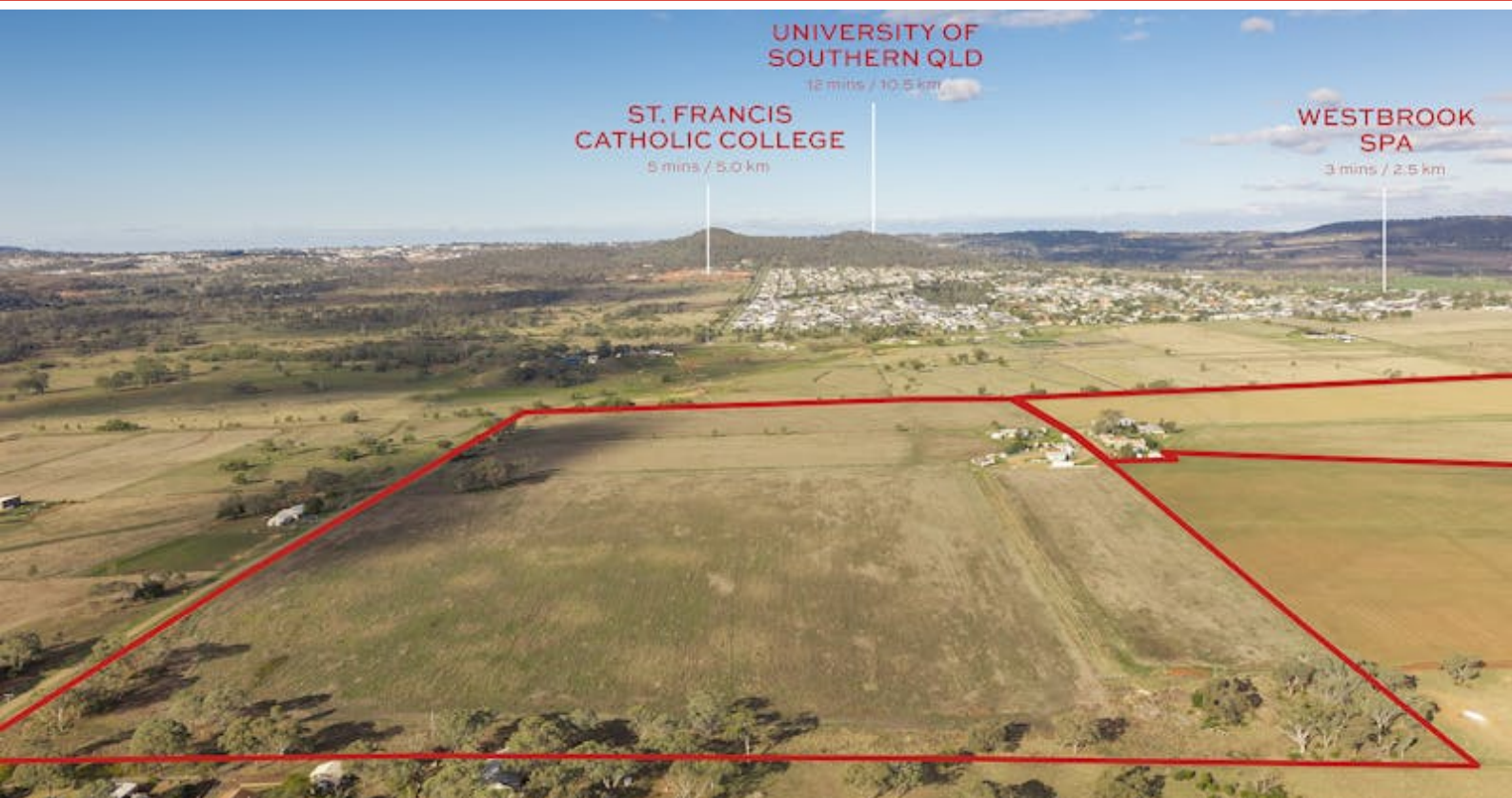




3 Knight Road, WESTBROOK, QLD 4350

Prime 122* Acre Westbrook Holding In Two Lots

49.37 hectares, 122.00 acres

Positioned in a high growth corridor and the renowned Thoroughbred district of Westbrook, this exceptional 122* acre rural holding comprising two separate titles presents an outstanding opportunity for investors, primary producers, equine enthusiasts, or those seeking future landholding potential on the doorstep of one of the region's fastest-growing communities. Available for purchase as a whole or individually, this versatile property combines productive farmland, quality improvements, and an unbeatable location.

Rarely does a holding of this size, versatility and location become available. Whether you're looking to expand your farming enterprise, establish an equine property, secure an investment with dual residences, or land-bank in a high-growth corridor, this is an opportunity not to be missed.

Currently operating as a productive cropping enterprise, the property is equally suited to equine pursuits, grazing, lifestyle living, or future investment, surrounded by established horse operations and just minutes from the expanding Westbrook township.

TYPE: Auction

INTERNET ID: 300P198153

AUCTION DETAILS

11:00am, Friday August 7th, 2026

CONTACT DETAILS

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

Sue Edwards
0437 377 988

Some of the many property features include

Area 46.39*ha / 122.04* acres in two freehold lots.

- Lot 1, RP 156485 &## KNIGHT RD - 16.45ha (40* acres)
- Lot 237, A342708 - FETT RD - 32.94ha (81* acres)

Residence One &## Fully Renovated Brick Home.

A beautifully updated 1980s brick residence featuring:

- Open-plan kitchen, dining and living area
- 2 double bedrooms with built-in wardrobes
- Study with built-in storage

or 3rd Bedroom

- Modern bathroom
- Air conditioning
- Single garage
- Covered outdoor entertaining area
- Rainwater tanks
- Fenced yard
- Currently tenanted

Residence Two &## Timber Home

A comfortable 1960s chamferboard home offering:

- 3 bedrooms
- 1 bathroom
- Study
- Two separate living areas
- Open-plan kitchen and dining
- Air conditioning
- Rainwater tank
- 6m x 6m double lock-up shed
- Currently tenanted, providing immediate rental income

Infrastructure

- American style Barn 12m x12m* concrete floor with 5000* gallon tank with electric pressure pump connected to building tank.

* Multiple large new and older sheds, several with power connected

- Equipped bore
- Three-phase power
- Horse yard and shelter
- Ideal for cropping, grazing or equine operations or for the astute investor

land bank for future development

Location

Enjoy the convenience of rural living with excellent access to key amenities:

- 3* minutes to the Local primary school
- 4* minutes to Westbrook Business District
- 14* minutes to Wellcamp Airport
- 20* minutes to Toowoomba CBD
- 5* minutes to Wellcamp Thoroughbred Training Track

For more information or to arrange your private inspection

Sue Edwards on 0437 377 988 or Trevour Leishman on 0427 598 106

*Approximate figures only.

- Land Area 49.371648 hectares
- Bedrooms: 5
- Bathrooms: 2



HOMESTEAD

Bedrooms	5
Bathrooms	2





