



## 26 Jacksons Road, GREENMOUNT, QLD 4359

Ivy Farm 85.79 Versatile and scenic acres positioned in a enviable Location to Toowoomba .

**34.40 hectares, 85.00 acres**

Area 34.72 HA - 85.79 Acres

Conveniently positioned 29km from The city of Toowoomba, 160 km Brisbane and a mere 2km from the village of Greenmount which is serviced by a Post Office, Primary School and Hotel. Secondary high schooling at Toowoomba or Clifton approx. 16 km away. The property has frontage to 3 roads.

Topography of the country is predominantly flat with a gentle rise in the South West corner offering various views over the property and beyond. Soil type ranges from a reddish brown to black. Currently all grazing with areas of improved pasture Being predominately Rhodes grass with some lucerne.

Cultivation: Nil at present vast areas available if required.

Residence: A classic style Queenslander is positioned in an elevated spacious open

**TYPE:** For Sale

**INTERNET ID:** 300P198270

**SALE DETAILS**

**Offers Above  
\$1,400,000**

**CONTACT DETAILS**

**Elders Real Estate  
Toowoomba**

202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Trevor Leishman**  
0427 598 106

setting to capture the Northern views back over Greenmount and surrounding rural countryside.

This Country Character home features include some high pressed metal ceilings, polished 6' Hoop Pine floor boards, and polished 3' Hardwood floorboards, ornate arch fretwork in the hallway, and French Doors opening to verandahs and sunrooms, all contributing to the appeal of the home.

Other Features Include:

- The combined kitchen and family dining area which is found in the west wing of the home. A spacious area also featuring pressed metal ceilings and engineered timber flooring. The large rustic country kitchen has an up right Chef electric oven with four gas cook top. Lots of colonial timber cabinetry with bench space and storage, complete with the original classic Heritage Style porcelain double sink, and a free standing timber pantry cupboard.

- 3 good size bedrooms each with polished Hoop Pine floors. The Master features French doors opening to the front sunroom. Bedroom 2 boasts pressed metal ceilings, and bedroom three is also a good size.

- The bathroom is spacious, has a shower over the bath, a huge vanity with plenty of top space draws and cupboards, and the bathroom has the second toilet within.

- Formal Lounge is a comfortable big room fitted with a wood heater and reverse cycle air conditioner. French doors open out the north facing enclosed verandah.

- Enclosed front east facing verandah/sunroom is partitioned into 3 smaller areas, two of which could be used as a sleep out for the family requiring more bedrooms.

- North facing enclosed front verandah adjoins to the internal L shaped breezeway which connects the eastern wing of the home to the western wing containing the big Kitchen and dining room.

The Laundry and second toilet is found down a few stairs from the dining room.

- A matching character kids' cubby house is established right beside the home, so they have their own domain too.

Stock and Domestic Bore. Electrically equipped with a submersible pump set at 53mt pumping approx. 250GPH. Water is pumped to an adjoining 5,000L poly tank, where the water is pumped via a pressure pump to the stock troughs and house yard.

Rain water storage consists of a approximately 7,000 gallon poly tank and 3,000 tank.

Fencing is in good to very good condition. The majority of the fencing is designed for horses. 2 of the front paddocks are netted balance of the internals are plain with sight wire. Areas of the boundary is fenced with split posts and barb wire . Property is divided into 7 paddocks of various sizes.

Horse Improvements:

An ex-dairy shed has been converted into 2 stalls with post and cattle rail walk out yards. A tack room is available in the building. A 3rd covered area is adjacent with a yard.

A larger post and cattle rail pen is adjacent to yards and supplies access to the paddock which has 3 x 3 m concrete floor and a Colorbond shelter with timber panels, areas of this paddock are netted. These paddocks surrounding the house and stables would be ideal mare and foal/stallion accommodation if required.

Shed Improvements:

6 m x 3 m enclosed 3 door car garage with concrete floor (no power)

12 m x 8 m high clearance 3-sided machinery/hay shed.

10 m x 7 m enclosed raised floored barn in need of repair.

(Approximate sizes)

Remarks:

The sale of "Ivy Farm" presents an excellent opportunity to purchase 85 acres of quality country with sound improvements, set in an enviable location to Toowoomba. The property is being sold as it is now surplus to the owners' requirements.

Offers above \$1,400,000.

Contact the listing agents today to arrange an inspection;

Trevor Leishman 0427 598 106

Murray Troy 0400772210

- Land Area 34.39828 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>





