



98 Paddys Lane, LINTHORPE, QLD 4356

82 Acres with Modern Colonial Home, Good Sheds and Bore

33.18 hectares, 82.00 acres

The Quick Facts. This great lifestyle property package offers

• 82 Acres of beautiful soft alluvial black soil cultivation country. Approximately 55 Acres of Cultivation, and 25 Acres of lower creek flat grazing country with seasonal creek and waterholes.

• A Contemporary Colonial 3 or 4 bedroom home built in 2014 by the quality builder Terry Schefe of TJS homes.

• A huge 10m x 7m attached 4 bay high clearance carport.

• An American Style Shed of 10m x 8m

• All Solar Powered by 2 x Kaco Powador Inverters with power storage in 12 x 2100 Amp Hour AH Absolute AGM Batteries. No power bills here!

• A good Stock & Domestic Bore pumping soft water, to a 11,000 L bore header tank.

TYPE: Sold

INTERNET ID: 300P39679

SALE DETAILS

Interest Above
\$900,000

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Murray Troy
0400 772 210

• Rainwater Tanks of 25,000 L, + 15,000 L both off the home, and a further 11,000 L off the shed.

• A 2 Acre house yard and curtilage area with fenced veggie patch.

The modern character home has an excellent practical floor plan boasting a large combined open plan kitchen dining and lounge room. The air-conditioned lounge room opens from the front east facing verandah, whilst the dining area opens to the large rear covered outdoor entertaining deck which enjoys sweeping views over the property. The timeless style kitchen is spacious and finished in a classic colour cabinetry with stone look bench tops. It is well appointed with dishwasher, gas cook top, electric oven, rangehood, and provides a lovely outlook to the north and western view of the property. The home is finished inside with lovely country character pastel olive green colour and colonial chair rail defining the contrasting white below. Ceiling fans in every room and on the rear deck, easy-care timber floor planking in every room, and quality window blinds throughout, makes for complete and practical living for the busy family.

The master bedroom features an enormous walk-behind his and hers walk in robe, and a generous ensuite with oversized shower recess. Family bedrooms two and three are both a good size and built in, whilst the office is fitted with a built-in office desk and wall storage shelving. This room could easily be converted to serve as your fourth bedroom if required. The family bathroom also has a large shower recess, and powder room beside. There are three separate linen storage cupboards, and the generous laundry leads to the huge four bay high clearance carport beside the home. The instantaneous gas hot water system and cook top conserves your power usage.

The big 10 x 8 metre 3 bay drive through American Barn is perfect for your high clearance vehicle and storage needs. It has four roller doors with the centre bay having the high front and back doors facilitating the ability to drive through. This shed houses the big Solar System and storage batteries.

The 82 Acres is comprised of an approximate 2 Acre house yard and curtilage area, approximately 55 acres of cultivation country, and the balance of around 25 acres of creek flat grazing country with a beautiful running creek in these good seasons. The cultivation could be planted back to improve pasture if it is grazing country you're looking for.

This great property is just 12 kilometres north up the Linthorpe Rd from the Gore Highway, and just a few more kilometres into all that Pittsworth has to offer. Pittsworth High School, and Primary Schools at Southbrook and Pittsworth are conveniently close, with a free school bus into Pittsworth. Or there is a wealth of other excellent schools in Toowoomba, and a bus transport is available.

With just a 30 minutes drive to the centre of Toowoomba this property offers you a great opportunity to enjoy a country rural lifestyle with the convenience of Pittsworth and Toowoomba just short drives away.

The opportunity exists to continue a share farming arrangement if you would like to realise some additional income from the property. Or simply use and enjoy the whole property for your own purposes.

Your inspection of this property is highly recommended. Don't hesitate to call the agent Murray Troy to arrange your personal inspection.

- Land Area 33.184223 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

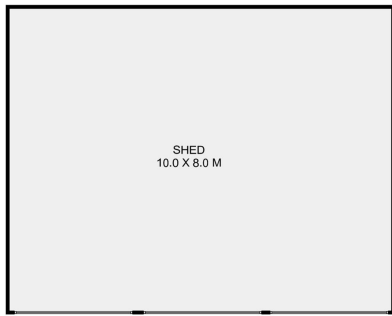
Bedrooms	4
Bathrooms	2











(NOT IN POSITION)



98 Paddy Lane, **Linthorpe**

This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon. Floorplan by Statik Illusions.

Internal **153m²** External **170m²** Total **323m²**