



20 Gowrie Lilyvale Road, GOWRIE JUNCTION, QLD 4352

Neat & Tidy Homestead - Great Location - Excellent Horse Infrastructure - Minutes to Toowoomba

Rarely does an opportunity become available to secure a developed and well-maintained acreage property within minutes to Toowoomba.

Set in the heart of Gowrie Junction this property offers a great rural lifestyle with all the conveniences of city living. The owners have meticulously presented the property that features a solid spacious family home with plenty of sheds for the tradesman. The horse enthusiasts will appreciate the infrastructure available.

Some of the many features on offer:

20.26 Acres / 8.2 HA - all extremely usable and offering extremely fertile soils

Two Titles offering subdivision development opportunity

Timber weatherboard home that has been freshly painted and is in fantastic condition

Expansive undercover deck runs along the back of the home and features expansive views of the property

Update kitchen with island bench and large gas cook top, dishwasher, plenty of storage

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 300P8224

SALE DETAILS

\$1,100,000

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Sue Edwards
0437 377 988

and pantry.

Open plan dining and lounge room with reverse cycle air-conditioning and wood heater

Beautiful polished flooring to living areas

4 bedrooms plus large sleep out or sunroom/additional living area

The master bedroom features a large WIR and ensuite with separate bath and shower

Main bathroom offers easy access

Separate toilet

Large laundry and mud room

Recently insulated

High Colourbond fence at the front of the home and established trees and garden offer privacy

6 x 12 metre Garage and carport offering 4 car accommodation

Town water available

Established fruit trees

Chicken Pen

300 meters of Gowrie Creek at the rear of the property - permanent water- always running, suitable for stock water or irrigating, three phase electricity available at the creek to run a pump with irrigation points throughout the property and water troughs.

Excellent submersible stock and domestic bore - tested at approx. 3,500 gph and approx. 133 metres deep

Approx. 45,000 gallons of rain water and 20 000 gallons of bore water storage

Excellent horse infrastructure including 2 stallion/large horse stables constructed of 5 cattle rails & rubber with day yards, two large round yards, several small yards close by with shelters and large spelling yards with good horse fencing

Large paddock boasting a selection of lush natural grass and Lucerne suitable for cultivation or cattle grazing

Old dairy and timber yards

Massive machinery/Hay shed - would easily accommodate large machinery or trucks

Bitumen Road Frontage

Walk to Gowrie Junction primary school, park, sports hall and convenience store

Approx. 7.5 Km to Wilsonton Shopping Centre and 12 km to the Toowoomba CBD

Approx. 18 km to Wellcamp Airport & 11.km to Toowoomba Turf Club & Toowoomba showgrounds

Approx. 5 minutes or 8 km for easy access the Toowoomba Bypass

Toowoomba City Rates - \$1,222.85 - 1/2 year

To arrange your viewing today on this great lifestyle property, contact Sue on 0437 377 988.

A quick settlement is available.

- Land Area 8.2 hectares
- Bedrooms: 4
- Bathrooms: 2
- 10 car garage



