



2759 Leyburn - Cunningham Road, PRATTEN, QLD 4370

"Escape the Ordinary: Spectacular 25-Acre Retreat with Pool, Bore & Stunning Views"

Imagine waking each morning to sweeping countryside views, enjoying your coffee on the verandahs as the sun rises and sets over rolling farmland, and ending the day beside the pool with family and friends gathered around the pizza oven and outdoor barbeque and bar area.

Set on 25 picturesque acres in the peaceful rural community of Pratten, this exceptional lifestyle property offers the perfect balance of space, comfort, self-sufficiency and country charm.

Built to last with a steel frame construction and cypress timber beams, the home combines rustic character with modern convenience. Freshly painted throughout and featuring new carpets, the residence is move-in ready, allowing you to immediately embrace the relaxed country lifestyle you've been dreaming of.

At the heart of the home is a spacious open-plan living area, complete with a wood fireplace for cosy winter evenings and a well-appointed kitchen featuring an island bench, dishwasher, quality stove and an abundance of storage. Large windows capture the stunning rural outlook from almost every angle.

TYPE: For Sale

INTERNET ID: 53P1380

SALE DETAILS

Offers Over \$830,000

CONTACT DETAILS

**Elders Real Estate
Warwick**

139 Palmerin Street
WARWICK, QLD
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The master suite provides a private retreat, boasting a beautifully appointed ensuite with floor-to-ceiling tiles, while two additional bedrooms are serviced by a generous family bathroom featuring a walk-in shower. Ceiling fans and two air-conditioning units ensure year-round comfort.

Step outside and you'll discover an entertainer's paradise. The expansive outdoor living area seamlessly connects to the pool, pizza oven, barbecue and bar area, creating the perfect setting for family celebrations, weekend gatherings or simply relaxing while taking in the magnificent views.

The property is exceptionally well-equipped for rural living with a 33,000-litre rainwater tank servicing the home, or change to town water with the flick of a switch, a bore, valuable 7-megalitre water licence and a lagoon adding to the natural beauty of the landscape.

Infrastructure is equally impressive, with 3-phase power, a 6kW solar system, multiple sheds, chicken run and a substantial double-bay shed with a versatile extension incorporating a kitchenette, wash area and cold-storage room with industrial freezer.

Property Features:

25 acres of scenic rural land

Steel frame home with beautiful cypress timber beams

Freshly painted throughout with new carpets

Master bedroom with luxurious ensuite

Two additional bedrooms

Large family bathroom with walk-in shower

Open-plan kitchen with island bench, dishwasher and ample storage

Wood fireplace, ceiling fans and two air-conditioning units

Full-length front verandah with stunning rural views

Pool, pizza oven, barbecue and outdoor bar area

33,000L rainwater storage plus town water

Bore and 7-megalitre water licence

Lagoon

3-phase power and 6kW solar system

Mostly fenced acreage

Chicken run and multiple sheds

Large double-bay shed with kitchenette, wash area and cold-storage room

Whether you're seeking a peaceful family escape, hobby farm, lifestyle change or a property with the infrastructure to support your rural ambitions, this remarkable Pratten acreage offers an opportunity rarely found and not easily forgotten.

Experience the space. Enjoy the views. Live the lifestyle.

Other features: 3 Phase Power, Area Views, Carpeted, Heating, Kitchenette, Pool

- Land Area 25.7 acres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Ensuite







