



## 39 Arborone Road, GLENWOOD, QLD 4570

### ACREAGE, ARENA & APPEAL

Set on a private 3.28-acre block at the end of a quiet no-through road, 39 Arborone Road, Glenwood offers a peaceful rural lifestyle with space, privacy and excellent equestrian facilities. Elevated on steel stumps and set well back from the road, the home enjoys lovely views across the manicured gardens and surrounding property.

A full-length front deck provides the perfect place to relax and take in the outlook over the established gardens and separately fenced front yard, ideal for pets, children or keen gardeners.

Inside, the freshly renovated home is bright, welcoming and ready to enjoy. Featuring sleek flooring and fresh paint throughout, the open-plan living, dining and kitchen area creates a comfortable and functional space for everyday living. Air conditioning and ceiling fans provide year-round comfort.

The modern kitchen is well appointed with ample cupboard space, room for a large fridge, a gas stove and a stone island bench that is perfect for meal preparation and entertaining.

**TYPE:** For Sale

**INTERNET ID:** 72P16966

**SALE DETAILS**

**Offers Over \$830,000**

**CONTACT DETAILS**

**Curra Country**  
Shop 1 Birdwood Drive  
Gunalda, QLD  
07 5484 6755

**Tim Broadbent**  
0436 005 293

Sliding doors open onto the full-length rear deck, creating a seamless connection between indoor and outdoor living. From here, you can enjoy elevated views across the property, including the horse arena and surrounding countryside.

The home offers three generous bedrooms, all featuring walk-in robes and ceiling fans. The master suite is positioned to take advantage of the peaceful outlook and includes a spacious ensuite, walk-in robe and direct access to the rear deck. The main bathroom is complemented by a separate toilet for added convenience, while the large laundry provides excellent storage, bench space and outdoor access.

For horse enthusiasts, the property is already well equipped with recently upgraded fencing, a horse arena and a round yard. A seasonal creek winds through the rear of the property, adding to the natural beauty and appeal of the acreage.

Positioned towards the back of the block is a versatile shed/cabin complete with a kitchenette, bathroom, open-plan area and an attached 7,000-gallon water tank. This space offers endless possibilities, whether used for storage, a workshop, guest accommodation or a retreat for extended family and visitors.

Combining modern comforts, usable acreage and quality equestrian facilities, this impressive property presents a fantastic opportunity to enjoy the best of country living in a peaceful and picturesque Glenwood setting.

Call Tim (0436 005 293) or Stella (0481 793 300) to book in your viewing today.

N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time.

#### DISCLAIMER:

" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".

- Land Area 1.33 hectares
- Bedrooms: 3
- Bathrooms: 2
- Double carport





