

10 Delahaye Drive, Leyburn, Qld 4365



Sold Lifestyle

Sunday, 20 August 2023

10 Delahaye Drive, Leyburn, Qld 4365

Bedrooms: 3

Bathrooms: 2

Area: 42 m2

Type: Lifestyle

\$782,100

Located 5 minutes from the growing town of Leyburn, Toowoomba side and the property offering main road frontage, "BANNOCKBURN" presents itself with many options due to its quiet location and what is on offer. Not only does the house have a stunning outlook over the whole property, but there is also the ability and versatility of grazing. Bannockburn is the ideal private and ultimate rural lifestyle hideaway, offering the perfect country to run horses or any small rural/hobby enterprise. Situated in the Southern Downs region, the small but growing rural town of Leyburn provides a general store, primary school, one of Queensland's oldest continual licensed hotel, and also home to the annual Leyburn Sprints held in August every year. Leyburn is located 60 km Warwick, 40 km Millmerran & Pittsworth, 40km Clifton, 65km Toowoomba, 70km to Wellcamp airport, and 190km to Brisbane CBD. RPD: L7 RP153098 AREA: 42.16 ha - 104 acres RATES: \$604.86/half year SERVICES: Single phase power, mobile phone service, NBN and Yagi antenna. School bus to Leyburn State School 7km, schools at Clifton, Wheatvale & Warwick, all weather access COUNTRY: Level to soft undulating country, lightly to scattered timber belts with good shade, covered with native pastures and grasses, sandy loam clay soils leading to down heavier grey loam soils. CULTIVATION: Arable area up, 50 acres cultivation done in previous years. (hay production) WATER: Electric submersible bore, 860 gallons/hr, potable bore, 110,000 litres* of rainwater storage, & 7 dams. RESIDENCE: Amongst the abundance of exciting features of Bannockburn, the modern three bedroom, two bathroom residence is one to check out. There is a large outdoor entertaining area leading to a spa, perfect for unwinding after a long day; modern style kitchen with open living area, modern designed open living with the phenomenal view to entertain. Further features of the residence include:- Master bedroom, ensuite and built-ins- Built-ins in other bedrooms- Large open plan kitchen / dining area- Formal lounge/sitting room, with wood heater- Kitchen has large pantry, dishwasher, electric stove and cooktop- A/c x 2 split system and ceiling fans- Fully enclosed house yard, with established trees and fruit trees- High clearance carport/caravan- Garden shed for bore IMPROVEMENTS:- 6m x 9m shed / workshop, power and concrete floor, fully lockable, access to stable (tack and feed shed), water, 3.3 KVA solar panels on roof- Large high clearance 3 sided machinery / hay shed- Greenhouse structure- Horse Stable and holding yard, attached to workshop- 2nd dwelling with power- Numerous out buildings- Pet & livestock enclosures, chooks and dogs FENCING: All fencing fair and stock proof, 4 main paddocks, barb & plain to hinge joint on steel & wooden posts. YARDS: Steel portable cattle yards, loading ramp and head bail, laneway leading to yards. COMMENTS: Well presented, and located lifestyle/grazing property, with modern house with surrounding views. This property represents premium country living, set up with excellent water security making it well worth an inspection. The Perfect Rural Retreat with room to move and explore. To be sold as is where is. Contact agent for further details! Angus Corke 0427 288 455 Well-watered, open to scattered timber grazing, consisting of principally natural pastures. A huge opportunity to further develop and create a wonderful rural lifestyle property. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Please ensure you have read the disclaimer here <https://www.raywhite.com/legal-information/> please ask your agent if you have any further questions* denotes approximate measurements.