

**1205 Pechey Maclagan Road, Groomsville, Qld 4352**



**Sold House**

Thursday, 10 August 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 16 m2**

**Type: House**

**\$750,000**

Auction Location: On site Colliers Toowoomba introduce you to "ELLICK". The owners have built their new home and the removalist has been booked! A deadline sale is required so this magic property MUST be sold. View the whole property via the 360 Virtual Tour. A Building Inspection & Pest Inspection report is available upon request. \$10,000 deposit, proposed settlement 45 days from date of contract. 16 stunning hectares (40 acres) with tar road frontage, multiple tanks, bore, 2 dams, 2 residences and 2 sheds... all set in an idyllic picture perfect scenery. Located just 7 min Goombungee - 12 min Crows Nest - 12 min Meringandan and just 20 min Highfields it's situated ever so conveniently to schools & local shops. Starring 2 residences, both with reverse cycle air conditioning. The front cottage featuring a cozy slow combustion wood fire, high ceilings, VJ walls and polished timber flooring. The adjoined 2nd residence has polished timber floors, 3 built in bedrooms, separate kitchen, oversize bathroom and a large lounge. Cutting the energy cost down there is a 3klw inverter with 8 solar panels servicing power back into the grid. Set in sensational rural surrounds, the property has its classic country vegie gardens and fenced for the hens, equipped bore, 11 X 9 farm shed plus a 7 X 9 colorbond powered shed with a pedestrian door and 2 roller doors.. 2 dams service the property, fenced in multiple paddocks this magnificent property must be seen as it will be love at first sight... At A Glance:- 2 Residences- 2 Sheds- Rainwater tanks- Bore water- 40 Acres - 16 Hectares- Tar road frontage- Reverse cycle air conditions- Cozy wood fire- Solar panels There is so much more for you to discover with this property. For more information and to arrange an inspection contact Ashley North from Colliers Toowoomba on 0427 102 620.