

**1349 Old Rosevale Road, Rosevale, Qld 4340**



**Sold House**

Sunday, 22 October 2023

1349 Old Rosevale Road, Rosevale, Qld 4340

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 45**

**Area: 4 m2**

**Type: House**



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**\$1,100,000**

LIFESTYLE CHANGE OR AN INVESTMENT OPPORTUNITY? Presenting to you an opportunity that can't be missed. This Spanish inspired residence is located in the very sought after region of the Scenic Rim. 10 acres with over 150 established fruit trees, including mango, avocado, olive, sapote, plum, apricot, peach, orange, lemon, mandarin, lemonade, lime, apple, pear, carob, macadamia, date palms, dragon fruit, grape vines and so much more! **INSIDE:** • Two story house, suitable for a large family or two-dwellings • Upstairs: 3x bedrooms, 1x bathroom, kitchen-dining-living area, large deck with views to the Great Dividing Range • Downstairs: 3 x bedrooms, 2 x bathrooms, 1x laundry, 1x pantry, open plan for kitchen-dining and living area with wood fire place • Steel structure, concrete foundations and floor • All hardwood timber structure fully renovated, hardwood polished floor, stainless steel appliances, gas cooktop and dual electric/gas oven • Double glassed windows throughout the home. The house has a new roof and is fully insulated in the roof, walls and ceilings (internal and external) • Electric hot water and instant gas hot water, reverse cycle air-conditioning along with fireplace situated in the living area upstairs - heating and cooling, providing year-round comfort **OUTSIDE:** • Large undercover area with brick pizza oven + BBQ, sink (This area is also suitable as a carport for two vehicles) • Industrial size shed: 25x22.5m, compressed air, 3 phase power, mezzanine level • 3 dams: 2 x 5 mega litres + 1x1 mega litres • Underground irrigation mains running through the whole property • Large dam has an island with an English oak tree growing and a metal and hardwood bridge to cross, with a jumping board on the side of the bridge • 2 bores: 1x 20m deep and 1x104m deep 200L/h • Rain water tanks: 2x23000L collecting water from the shed's roof • Nursery: Multi-purpose building, concrete floors, insulated panelling walls and ceiling • Atco site office shed: adjacent to the shed. Lined in the inside with pine, timber kitchenette, dining table and chair set and double bed, two toilets • 30kw of solar panels, 30kwh of lithium batteries • Single phase and three phase power. Can produce up to 60kw of single-phase power **INCOME PRODUCING:** • Currently advertised on Air BNB as the "The Arks Farm House" for approx \$2,500 p/w • Potential to rent Industrial shed • Current owners previously operated a fruit market from the established trees Please call Megan Acutt to on 0488 773 001 or Georgia Greet on 0429 950 398 from Ray White. Your new rural lifestyle awaits!