

# 144 Barretts Road, Glamorgan Vale, Qld 4306

## House For Sale

Tuesday, 19 March 2024

NGU REAL ESTATE  
NORTH GOLD COAST

144 Barretts Road, Glamorgan Vale, Qld 4306

Bedrooms: 7

Bathrooms: 4

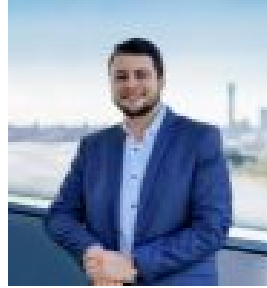
Parkings: 11

Area: 16 m2

Type: House



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## FOR SALE

Nestled in the serene landscape of Glamorgan Vale, the magnificent property at 144 Barretts Road presents a unique and idyllic lifestyle opportunity. Spanning over 41 acres of lush, versatile land, this estate is thoughtfully divided into four separate paddocks with 4-strand barbed wire fencing, each paddock offering ample space for a variety of agricultural or leisure activities. The presence of three sizable dams on the block enhances the property's appeal, providing a reliable water source for livestock or irrigation. For those of you that don't know, the suburb of Glamorgan Vale is nestled between the townships of Marburg and Pine Mountain. One of the main benefits of this Glamorgan Vale executive family home is that it offers access to piped rural water and is only 25 minutes from Ipswich and 50 minutes from the Brisbane CBD. At the heart of this expansive acreage sits the main residence, a thoughtfully designed four-bedroom home that epitomizes comfort and style. The house boasts two bathrooms and a double garage, ducted air conditioning and presents immaculately. You've got a large L-shaped covered pergola to the rear of the main house positioned perfectly to take in the views of Glamorgan Vale and surrounding paddocks and mountain ranges. A second dwelling on the property offers additional versatility for either multi-generational living or an additional source of income. This two-bedroom house, complete with a renovated kitchen and an air-conditioned master bedroom is ideal for extended family, guests, or as a rental opportunity. The inclusion of a single car garage underneath the home adds to its convenience and functionality. For those requiring ample storage or workspace, the property features a substantial 20m x 9m powered shed. Equipped with two electric roller doors, this shed provides secure storage for vehicles, equipment, or machinery. An added bonus is the fully self-contained granny flat within the shed, which includes a bedroom, bathroom, and kitchen – perfect for additional family members, guests, or as a rental space.

Somerset Regional Council Rates: \$1,557.95/6 monthly

For the investors, this property has the potential to rent for a total of \$1,600/week (5.2% Yield) with the below breakdown of individual rent amounts:

- Main House: \$700-750/week
- Second House: \$450-\$500/week
- Granny Flat: \$350/week

Items of Note:

- Piped rural water supply
- 3 rentable dwellings, 4 bedroom main house, 2 bedroom second house and 1 bedroom granny flat inside the shed
- Block split into 4 separate paddocks with 4 strand barbed wire
- 3 dams on the property for livestock or irrigation
- Covered outdoor entertaining area with panoramic views
- Within catchments for Glamorgan Vale State School & Lowood State High School
- NBN with Fixed Wireless connection (Starlink also available)

Nearby Locations:

- Ipswich CBD – 25 minutes
- Brisbane CBD – 50 minutes
- Toowoomba – 60 minutes
- Fernvale – 8 minutes
- Glamorgan Vale State School – 6 minutes
- Lowood State High School – 12 minutes

This lifestyle property offers a blend of rural tranquillity and practical living. Whether you're seeking a family home with space for everyone, a property with income potential, or simply a peaceful retreat surrounded by nature, 144 Barretts Road in Glamorgan Vale is an opportunity not to be missed. Here, you can live comfortably in the main house while leveraging the other dwellings for extended family accommodation or as an investment through rental income. The choice is yours in this versatile and enchanting property.

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