

**147 Murphys Creek Rd, Postmans Ridge, QLD, 4352** **RE/MAX**

**Sold Acreage Semi-rural**

Saturday, 24 June 2023

147 Murphys Creek Rd, Postmans Ridge, QLD, 4352

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: Acreage Semi-rural**



Leigh Hair

## ICONIC GREYHOUND PROPERTY FOR SALE

30 All Breed Dog License – 12 Acres near Toowoomba  
Spacious and Private 4 Bedroom Ranch Style Home

This popular Postmans Ridge greyhound training complex offers both a superb lifestyle and a prosperous dog training business. Because of the difficulty in acquiring properties with dog licenses, this complex would also suit buyers looking for pet dog breeding or boarding facilities. Well situated just a short drive east of Toowoomba and a bit over an hour to Brisbane, this idyllic location offers rural ambiance, country privacy and close access to nearby city amenities.

Residence features –

- The four bedrooms all have built ins and fans. Two bedrooms have Daiken split air conditioning.
- Spacious main bedroom with split air conditioning and verandah access.
- Huge open plan living area exudes winter warmth having combustion heater and high raked ceilings. Wide windows and doors bathe the interior with natural light while capturing summer breezes and the vista of rural views. 9.5 Kw Daiken split air-conditioning for instant cooling and heating.
- Delightfully big country kitchen includes 5 burner gas hot plates and wall oven; stainless steel appliances, breakfast bar and loads of bench space.
- Tiled family bathroom includes spa bath, vanity and wc; separate shower room and wc.
- Wide tiled verandah on 3 sides ideal for outdoor living and summer shade.
- Delightful BBQ gazebo entertainment area for family and friends get togethers. Includes Chefs BBQ, 3 door bar fridge and attractive party lighting

Property features-

- 37 insulated dog kennels, 18 day yards, security system installed
- 250 m irrigated grass straight track, 7m wide
- Two 200m competition runs, 2.5 m wide
- One 200 m competition run, 5m wide
- 466 m circular sand training track with electronic timers, fully irrigated
- Cold room, two freezers, 3 phase mincer, 8 dog track trailer, feeding utensils, track dragger and implements

For further information, contact Leigh Hair 0419 718 258