

1472 Murphys Creek Road, Murphys Creek, Qld 4352

Sold Lifestyle

Wednesday, 20 September 2023

1472 Murphys Creek Road, Murphys Creek, Qld 4352

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 6 m2

Type: Lifestyle



Jules Coutts

\$870,000

"Kleindorf" is 15 acres of peacefulness just 15 minutes north of Toowoomba City. Our vendors are highly motivated to sell after multiple fallen offers. This property is for genuine sale - don't miss the opportunity to inspect at our Open Home.

HOMESTEAD The 3 bedroom home provides the opportunity to listen to the birds and watch your animals graze from the privacy of a spacious east facing deck. Set amongst established gardens and with a fully fenced houseyard and inviting inground swimming pool, it is the perfect place to entertain family and friends. Features of the homestead include:

- * 3 bedrooms with built-in cupboards
- * 2 bathrooms - 1 recently renovated
- * Spacious office or optional fourth bedroom/kids zone
- * Kitchen with Euro Kera Induction stove and servery to the deck
- * Open plan lounge dining zone with large wood fireplace
- * 2 split-system air-conditioners plus 6 ceiling fans
- * Large deck - 10.2m x 4.2m with views to north, east and south
- * Luxurious inground swimming pool surrounded by established gardens

PROPERTY Situated on 1 freehold title and split into 3 grazing paddocks for livestock plus the expansive houseyard, Kleindorf has an estimated carrying capacity of 3 - 4 horses conservatively. The property is flanked by the spring-fed Murphys Creek on the northern boundary and provides a unlimited irrigation licence for an area of 4 hectares (9.88 acres) which allows greater capacity for grazing possibilities. Quality infrastructure includes:

- * Double garage with workshop (2.9m high)
- * 3 bay machinery shed with floodlights plus tack room
- * Olympic size riding arena
- * 4 x day yards
- * Solar power of 5kva (13 panels, expandable up to 15 panels)
- * 3 phase power to all buildings
- * Rainwater storage of 3 x 22,000 litres and 1 x 18,000 litres plumbed to the residence
- * Established orchard with lemon, orange, grapefruit, lime, kaffir lime, macadamia and plum trees
- * Secure steel chook/duck pen and 2 x dog pens

LOCATION This property is located just 17 kilometres on the popular northern side of Toowoomba, to the east of the New England Highway. The developed Highfields region lies just 15 minutes north of Murphys Creek.

SERVICES Local Council: Lockyer Valley Regional Council provides rubbish collection service
Rates: \$1,500 per half year/net
Mail Service: daily delivery
School Bus: past front gate (school access scheme and tertiary access scheme)

Advertising Disclaimer: 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.

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