

**149 Lindemans Road, Lowood, Qld 4311**

**exp** Australia

**House For Sale**

Thursday, 18 April 2024

149 Lindemans Road, Lowood, Qld 4311

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 7 m2**

**Type: House**



Kent Rohl

## Expressions of Interest.

Watch the video to see how special this property is. It has the perfect balance of having a 4 bedroom 2 bathroom family home PLUS a 2 bedroom 1 bathroom granny flat combined with the fantastic lifestyle of having the BEST ACCESS to the BEST PART of the Brisbane River and enough usable grazing land for a hobby farm. Over 19 acres of land divided into 5 separate fully fenced paddocks with a 2 MEGALITRE water license that comes with the property and a further 5 MEGALITRE water license (negotiable) to pump from the river for commercial purposes. This property provides a 1-in-a-million lifestyle opportunity. You have private access to the river, which you can drive a 4WD down to the jetty with ease to launch your kayak or small boat. This is the best Bass fishing location in Australia and the 57 kilometres of flat water from Wivenhoe to Mount Crosby weir make this the best kayaking locale in South East Queensland. If you are not a water baby and horse riding, bike riding, and trekking is more your thing, then the famous 161 Kilometre Brisbane Valley Rail Trail is only 500 meters from the front gate. Incredibly this property is only 58 minutes to Brisbane CBD, 30 minutes to Ipswich CBD, and 4 minutes to the local shops which include Drakes supermarket, Mitre 10 Hardware, a Pharmacy, a Doctor's surgery as well as a Cafes, Baker, Pub and several other shops. Close enough to commute to major centres for work but far enough away to have the serenity of the best section of the Brisbane River to yourself. Do not miss this.

Features-- Currently, the property is operated as a successful Bed and Breakfast through AIR BnB and Bookings.com returning \$70,000 gross p/year. You could keep both dwellings running and use it as a weekender and family holidays or move into the home and keep the 2 bedroom granny flat running as the Air BnB short-term accommodation and pocket \$30,000 per year.- Split system air cons in all 6 bedrooms and both living rooms.- Recently constructed dam to add to the 5 + 2 ML water license.- Two dedicated cleared areas down by the river for family and friends to camp- New irrigation lines and pump- Steel adjustable stumps on the granny flat- Amazing mature Bottle tree - Established Macadamia and mango tree- Cattle loading ramp and holding yard.- Tractor negotiable- Recent upgrade of underground stormwater pipes and recent increase tank storage with two new 24,000 litre taking the total to 75,000 litres- Recent upgrade hot water system ☐ Solar panels 6.6kW on shed + battery storage 11.5kWh total☐☐☐Roof, gutter, fascia resealed and painted professionally ☐☐☐Timber floors recently sanding and polished☐☐☐All interior painted ☐☐☐CCTV and electronic smart locks installed ☐☐☐40 jacaranda trees planted along the driveway Other negotiable items such as Zero turn mower, spa bath, Water license, all furniture including fridges and freezers PLUS 7 cows Lowline breed. Contact agent Kent Rohl for more details and private viewings 0435 907 187

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