

# 172 Ambrose Road, Lower Tenthill, Qld 4343



## Acreage For Sale

Saturday, 18 May 2024

172 Ambrose Road, Lower Tenthill, Qld 4343

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 17 m2

Type: Acreage



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## Offers Over \$939,000

Imagine waking up to serene southern views over lush acreage, just 10 minutes from Gatton, 40 minutes from Toowoomba, and only 1.5 hours from Brisbane. This prime location offers the perfect blend of rural tranquility and city convenience, making it an unparalleled lifestyle choice.

**Exceptional Main Residence Features**

This exquisite property boasts a spacious 4-bedroom home designed for luxurious and comfortable living:

- **Main Bedroom:** Ensuite, built-in cupboards, and sliding door access to a wrap-around verandah with breathtaking southern views.
- **Cook's Kitchen:** Island cooktop, rangehood, and ample storage with an incredible outlook over the backyard and pool towards the northern mountain ranges.
- **Living Spaces:** Adjoining dining and living areas, floor-to-ceiling windows, and a separate lounge with a bay window and log burning wood heater.
- **Climate Control:** Ducted and zoned Hitachi air conditioning throughout, supplemented by ceiling fans in every bedroom and the living area.
- **Finishes:** Slate tiled entrance, new carpet, and lino throughout the house.
- **Outdoor Living:** A 10x6m covered alfresco area overlooking a stunning saltwater pool and spa.
- **Parking:** A 3-bay carport attached to the house.

**Self-Contained Granny Flat**

For added convenience, the property includes a self-contained granny flat:

- **Layout:** 1 bedroom with built-in storage, bathroom, dining area, lounge, and kitchenette.
- **Comfort:** Ceiling fan and separate access from the main house, perfect for guests or extended family.

**Comprehensive Shedding and Utility Spaces**

- **Barn Style Shed:** High clearance, 12x16m with stable bays, power, concreted workshop, and storage areas.
- **Additional Sheds:** 6x3m garden shed, 14x7.5m hay shed, 12x7.5m shed in paddock, and various garden sheds.

**Sustainable Living and Outdoor Amenities**

- **Solar Power:** 20-panel solar power system.
- **Gardens:** Extensive vegetable garden, chook pen, croquet lawn, greenhouse, and diverse fruit trees including tropical varieties.
- **Water Supply:** 100,000L in-ground water tank, 6 additional rainwater tanks, 7 dams (3 currently holding water), and a solar pump feeding a header tank for efficient water distribution.

**Tranquil Pool Area**

- Relax by the kidney-shaped saltwater pool with a jetted spa, shaded pool hut, and stunning views over the acreage to the north and south.

**Fenced Land and Livestock Facilities**

- **Fencing:** Secure house yard and multiple paddocks, including 7 larger paddocks and 2 smaller pens.
- **Livestock:** Facilities include night yards off stable doors and other pens suitable for smaller livestock, currently running 12 head of cattle.

**A Thriving Community and Investment Opportunity**

Relocating to the Lockyer Valley presents an incredible opportunity to enjoy an enriched lifestyle amidst picturesque landscapes. This region is experiencing substantial growth, fuelled by its close proximity to major cities like Brisbane and Toowoomba, excellent infrastructure, and a vibrant community spirit. The area's real estate market is booming, making it an attractive option for both lifestyle seekers and savvy investors. With continued growth projected for the future, investing in the Lockyer Valley means securing a piece of a promising and prosperous community.

**Your Dream Lifestyle Awaits**

Don't miss the chance to own this exceptional lifestyle property. Embrace the perfect balance of rural charm and modern convenience in a thriving and welcoming community. Contact Allison on 0423 301 315 today to schedule a viewing and take the first step towards your dream lifestyle.