

27 Ruhls Lane, Prenzlau, Qld 4311



Acreage For Sale

Wednesday, 8 May 2024

27 Ruhls Lane, Prenzlau, Qld 4311

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 5 m2

Type: Acreage



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OFFERS OVER \$1,050,000

This Property is the true Aussie dream awaiting your family with glorious country living on 5 Hectares (12.38 acres) ideally setup to look after your horses and all the farm animals you may desire. Your hilltop home has a northerly aspect capturing stunning panoramic rolling mountain views. Also positioned at the end of the no through Ruhl Lane you'll really enjoy the peace and quiet of this country retreat. This high location is flood free. Already established are 7 horse yards with stables, each including automatic water troughs. There is also a separate Tack and storage room for all your equipment. Near to the main Stables is a large shed with side carport offering accommodation for extra vehicles or machinery and a workshop with 3 phase power. There is also bathroom facilities built in for your convenience. A large portion of this block at the rear includes a sizeable dam for your water storage and a currently unused Training Track which could be put back in service for your horses. In total this property also has 90,000 litres of rain water storage tanks to supply the home and animals. Most of us love our fur babies and here there is a massive secure dog yard and kennel near the home to keep them safe. Even the chooks are catered for if you love your fresh free range eggs. No worries about high power bills here with a 10 kw solar system working for you. Last but by no means least is the huge 9m x 8.3m 3 bay, 2 sided, powered carport beside the home that has a very high roof line from 3.3m and higher for your caravan. Now let's check out this country style home with 4 bedrooms for the growing family. As you step inside from the porch through the double doors there's an ideal foyer to greet your guests before moving on into the living room. A key feature of this home's design is the extra high timber raked ceilings throughout and centrally located windows in the upper roofline bringing natural light in creating a spacious airy feel combined with the character of timber. The huge open plan lounge, dining and kitchen will surely impress with a combustion heater ready to naturally warm up the winter nights. Split system air conditioning is also included for all year round comfort. Any cook will appreciate this extra spacious kitchen with its character timber floor, loads of bench space, 6 burner gas stove, stainless steel rangehood, dishwasher, built in pantry, and a fridge space for the widest of fridges. Plus the view from the kitchen window of the valley below to the distant mountain ranges will be amazing to see every day. Perfectly positioned on the eastern side is a 5.1m x 3.7m sunroom, making it a great spot inside to warm up with a coffee in the morning. Or it would also make a great gym room or kids play room. For the families that need extra room inside you'll make terrific use of the media/rumpus room that has space for the bar if that's your thing. This rumpus room opens out to the covered outdoor entertainment area measuring 6.5m x 5m making it amazing for hosting parties. All 4 bedrooms are large, with the master bedroom coming in at 5.1m x 3.7m and complemented by a walk in robe, ensuite and split system air conditioning. Three of the four bedrooms take in the distant mountain views through their floor to ceiling windows. The main bathroom is also an amazing size, including a separate toilet, timber vanity and shower over bath combination, great for the kids. From your new country estate you'll still be quite handy to amenities. Close to local Primary Schools and buses to Secondary Schools. Warrego Highway 5.5km Lowood 12km Prenzlau State School 2.6km Gatton 32km Ipswich CBD 30km Brisbane CBD 67km Toowoomba CBD 67km So if this lifestyle is what you have been dreaming of for your family, call us here at MOD Realty and arrange your inspection.