

**31 Jordans Weir Road, Adare, Qld 4343**



**Other For Sale**

Saturday, 18 May 2024

31 Jordans Weir Road, Adare, Qld 4343

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Type: Other**



Stacey Garrett  
0415160738



Marcel Jung  
0407181220

## OFFERS OVER \$575,000

Pack your bags and the animals, as "Sliprails", 31 Jordans Weir Road, Adare is calling! Set on just over 4 acres of lush Lockyer Valley land and perfectly located less than 5km from the CBD, this is the ideal hobby farm for you to enjoy! Fully fenced into six paddocks plus house yard and with an abundance of water, this property has all the infrastructure already in place and is an animal lover's dream, with sheds, yards, tanks, bore, chook pen and home, who wouldn't want to live here! Whether you're a horse enthusiast, wanting a couple of cows, grow your own food, or just want that extra space, there's a little something here for all to enjoy and is packed with the following features!

**HOME FEATURES:**

- Generously sized 2-bedroom, 1-bathroom lowset open plan home.
- Open plan main living space incorporating large modern kitchen, dining, lounge room and office/study area
- Kitchen offering large gas stove/oven, ample storage and bench space
- Main bedroom with builtin robe, perfectly located to one end of the home
- 2nd bedroom has built-in, both bedrooms have sliding doors with access to the rear veranda.
- Main bathroom with bath, vanity, and corner shower, separate toilet, linen cupboard, laundry area
- Large reverse cycle air-conditioning, NBN, Large solar system, security screens on windows and doors & vinyl & tile flooring throughout.
- Entertaining area perfect for the morning coffee or afternoon drink

**PROPERTY FEATURES:**

- 12m x 9m powered shed with concrete flooring, accommodating four cars plus workshop space 4m x 9m with kitchenette and teenage retreat area.
- Additional 6m x 9m carport
- 32,000gals of rainwater storage, small dam, plus bore and water tank in place to move water throughout the property
- Dog proof fenced level house yard, quality landscaping in place
- Fully fenced into 4 paddocks plus driveway area.
- Set of steel yards with crush, loading ramp, water available and adjoining small stable or animal shelter
- Well established fruit trees and gardens, chook pen

This genuine hobby farm is a true country oasis and is all set up for the new owners to enjoy! With heaps of space and potential inside and out, the family and animals will love it! For more information or to book your private inspection, contact marketing agent Stacey on 0415 160 738 or Marcel on 0407 181 220

Disclaimer: Ray White Rural Gatton Laidley has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained in this advertisement.