

**330 Emu Creek Road, Emu Creek, Qld 4355**



**Lifestyle For Sale**

Saturday, 18 May 2024

330 Emu Creek Road, Emu Creek, Qld 4355

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 39 m2**

**Type: Lifestyle**



Geoff Trost

0746982770

**\$1,200,000**

• 39.64Ha - 97.95 Acres Approx • Four Bedrooms/Ensuite/WIR + 3 x BIR's • Newly Repainted • Huge Lounge/Family Room • Mains Power + Back To Grid Solar • Various Sheds-Dog/Chook Pens-Vege Garden • Rain Water Tanks + Pump From Creek + 2 Dams Here's the opportunity you've been looking for...a terrific family home located on almost 100 acres of land suited to running some livestock along with adventure for the kids, horse or bike riding. With around 400m of creek along one boundary, nice sized, year-round water holes offer both water to the property for stock & domestic purposes via diesel pumps to tanks at the shed as well as afternoon fishing trips for the kids. The block has interest and charm as it runs from flats at the front of the property up to the well elevated house site, then to a high point centrally with extensive views of surrounding farmland, falling away into a couple of gullies, offering shelter for stock in the cooler months. The home has just had a fresh coat of paint inside & out and is ready for the new family. Verandahs with various aspects of the property, including overlooking the creek, have access from living areas as well as two of the bedrooms and are perfect for morning coffees or other afternoon beverages. Comfortable year-round living with reverse cycle air conditioning in the lounge/family room and ceiling fans throughout the home for summer time along with two wood heaters at either end of the home for winter, with a supply of firewood on the property. Shedding is excellent with a large 18m x 12m steel shed, fully concreted and powered, ideal for toys and farm machinery. A 12m x 9m shed is suited to storage/machinery while an 8m x 6m barn (open 2 ends) currently houses a goat/sheep crush & race but will suit many other purposes. The double garage at the house for the cars, with heaps of smaller paddocks and chook pens/dog runs near to the house are perfect for any types of farm animals that you wish. Timber cattle yards with a smaller holding pen have easy access for trucks. If you've been looking for a lifestyle property that has it all, then you must inspect.