

35 Haslingden Road, Lockyer Waters, Qld 4311



Sold Other

Wednesday, 18 October 2023

35 Haslingden Road, Lockyer Waters, Qld 4311

Bedrooms: 6

Bathrooms: 3

Area: 258 m2

Type: Other



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\$2,575,000

Block Size - 258.6 ha (639.01ac) on 2 titles – 92.12ha and 166.48ha
Bedrooms - 4 (in house) 2 (in granny flat)
Bathrooms - 2 (in house) 1 (in granny flat)
Cool/Heat - Air conditioning
Features - Woodland (used for milling) and cattle country beside Atkinson Dam
From the moment you see this property you'll want to stay! Situated 20 minutes from Gatton, the property is secluded and offers perfect privacy but with unsurpassed country for use as a timber milling location, cattle rearing, tourism, hay making and much more.
The Home
The home's front has a southern aspect with the length of the home nicely placed east to west. Spacious living inside offers open plan living with combined kitchen, family and meal area. The kitchen is filled with high quality appliances. Of particular note are the 3 ovens! Dining and formal lounge are adjacent. Four good sized bedrooms are all built in. The master bedroom has a walk-through robe to the ensuite. More space is provided by the large rumpus room and a study. The home is fully air conditioned and there is a 13.3Kw solar. On the northern side is a 55 sqm enclosed verandah. With a view over the inground pool and pool house. (Altogether the home has 356 sqm of undercover living including 105 sqm of undercover verandah).
The Pool
The salt water inground pool is 8m x 4m x 1.2m. It is safety compliant with certificate. Overlooking pool is a 2 room 6m x 12m pool house. On the northern side is a room for relaxing or partying. On the southern side, close to the house, is an air-conditioned 6x6m room which can be used to anything your heart desires.
The Granny Flat
The detached Granny flat is freshly renovated and provides a kitchen, dining and living areas a bedroom with walk-in robe, bathroom and laundry. There is another room which can be another bedroom, nursery, office and anything you need. Off the lounge there is an enclosed patio which is child and pet friendly. Both granny flat and house have satellite NBN.
The Sheds and Yards
• 2 x Machinery sheds 15x20m & 24x24m (includes 2 skillion roofs 24x6m and 24x4m wide)
• 4 x stables 6x3m and holding yards behind, 6x3m tack room with roller door.
• Large yard especially fenced for miniature horses, ponies or dogs
• Large secure dog kennel
• 200 head cattle yards – with loading ramp, calf cradle, vet crush and cutting yards.
• Arena
Paddocks and Fencing
• 6 paddocks, 2 cultivation paddocks, 4 house paddocks, The 166.48ha block is mostly fenced with 4 strand barb split post (cut from the property).
• SEQW Atkinson Dam land available for yearly lease.
• Temporary fencing used to vary cattle movement.
Water
• 3 dams
• 2 bores – 1 used around the house and house paddocks, 1 used on the property for cattle and agriculture.
• Large tanks provide 90,000L of water storage for house and house paddocks. Tanks on the property provide 30,000L for stock.
Income sources from the property can include:- hay making (8000 square bales cut in 2020), cattle, milling, posts, firewood, agistment, Air BnB bookings.
Titles
The property is on two titles and is being sold by these owners as a whole. A realignment of the internal boundary may be possible on application to Somerset Regional Council. Rates \$5000 per year approx..
Prospective buyers are welcome to inspect by appointment.