

39 C Blackwell Road, Westbrook, Qld 4350

Lifestyle For Sale

Wednesday, 12 June 2024

39 C Blackwell Road, Westbrook, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 13

Area: 14 m2

Type: Lifestyle



Murray Troy
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Expressions of Interest Invited

Superbly located in the Blue Chip Westbrook Area just a few minutes to Toowoomba City. The Home features • Four built in bedrooms, or use the 4th as your office • A large Kitchen with dishwasher and electric cooking appliances • Combined casual Dining Area with air conditioning • Large Formal Lounge Room • Huge Northern Family/Rumpus Room • Master Suite with Ensuite and huge walk in robe • Large rear covered semi enclosed outdoor entertaining area • 2nd Toilet and 3rd Shower in Laundry • Double Carport beside Single lock up Garage. Huge Combined Machinery Shed & Workshop - 3 Phase Powered, Sheds in 3 Sections totaling 45m in length x 9m depth comprised of an; • 8m x 10m Enclosed Workshop largely concreted floor • 30m x 9m High Clearance open front Truck, Tractor Machinery Shed • 6m x 9m Enclosed Shed including a 2000 gallon Diesel Tank on a stand Stable Complex - also with 3 Phase Power, 11m wide x 19m long in size, with wide central breeze way, including • 8 Quality Stables each 3.8 x 3.6 in size • Feed & Hay Storage Area • Tack Room or fully lined Living Quarters • 6 KW Solar System Inverter and 20 Solar Panels • Concreted Wash Bay • 13m diameter round lunging sand yard • 40m diameter Large Cutting / Riding Arena with all weather base and sand top. Former Dairy - a handy multipurpose storage/workshop type area, with potential for a conversion to a stable at the rear. A Refrigerator Storage Container is adjacent. 10 Day Yards and Loading Ramp - yards are in need of some repair, the Ramp is large & wide made specifically for loading horses safely. Country - 32 Acres of beautiful soft arable chocolate to light black fertile cultivation soil suitable to grow crops, small crops, lucerne or improved pasture as required. Fenced into Six Larger Paddocks of various sizes, plus 5 smaller day paddocks including central lane way. Water Infrastructure & Storage includes - • 11 Meg Irrigation Water Licence • Irrigation Bore - Approx. 5000 GPH • Stock & Domestic Bore - Approx. 250 GPH • 6 x 5000 - 3500 gallon Tanks. Three off the Home & Garages, One off Machinery Shed, and Two x poly Bore Header Tanks. • Windmill is only ornamental, not in working order. Two Large Grain Storage Silos - approx. 40 Tonne each. The progressive satellite suburb of Westbrook offers a host of essential services and conveniences such as the Westbrook Tavern, Spaar Convenience Store, two Child Care Centres, a Medical Centre & Pharmacy, Dentist, Veterinary Clinic, and Hairdresser. Food Outlets include a Pizza Shop, Sushi Restaurant, Bakery and yes... McDonalds too within the Service Station/Convenience shop. The new Glendale Coles Supermarket and the Drayton Woolworths, and Bunnings are all conveniently accessed on your way home from the city. Bunkers Hill and Drayton Primary Schools are both just minutes away, and your choice of several Public and Private Secondary Schools are available through out Toowoomba. The UniSQ is also a short 10 minutes drive away. Properties in this position rarely become available in this tightly held and sought after location. Call the Agent Murray Troy on 0400 772 210 to arrange your private inspection, or please attend on of our scheduled Open For Inspections.