

**531 Mount Beppo Road, Mount Beppo, Qld 4313**



**House For Sale**

Thursday, 18 April 2024

531 Mount Beppo Road, Mount Beppo, Qld 4313

**Bedrooms: 3**

**Bathrooms: 1**

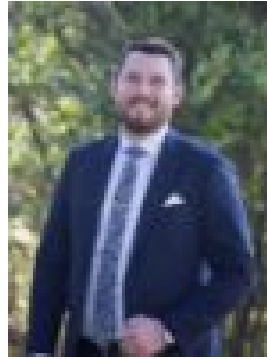
**Parkings: 7**

**Area: 18 m2**

**Type: House**



Jade Jaenke  
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Peter Chant  
0403454413

## Offers Over \$999,000

Calling All Horse Lovers! Horse enthusiasts look no further than 531 Mount Beppo Road. This sprawling 46-acre property offers the perfect blend of functionality and comfort for you and your equine companions. Imagine waking up to breathtaking mountain vistas and spending your days training in style. Unpack your tack and boots - you're ready to ride! This property boasts a sand round yard and a full-size equestrian arena that can support your riding day or night. The conveniently located stables are incorporated into a spacious 5-bay shed, complete with storage access, fans for temperature control, and electricity for all your equipment needs year round. For post-workout care, there's even a dedicated 2-bay wash bay right next to the stables. Beyond the equestrian facilities, the residence itself offers a comfortable and modern living space. The large, open-plan layout seamlessly integrates the modern kitchen with the living area, creating a perfect space for entertaining or relaxing while enjoying the panoramic mountain views. The property boasts a large open kitchen, three bedrooms, a bathroom, a separate laundry room, and a dedicated study, providing ample space for families or those who work from home. For cozy winter evenings, a wood burner heater adds to the warmth and ambiance. Step outside and discover a large pergola entertainment area, ideal for al fresco dining or simply soaking in the beauty of the surrounding mountains. The fully fenced house yard and paddocks ensure the safety of your horses and provide them with ample space to roam and graze. This exceptional property offers a unique opportunity to combine your love for horses with a comfortable and scenic lifestyle. Don't miss this chance to create your own equestrian oasis at 531 Mount Beppo Road. Features you'll love:

- 46 acres of well draining, cleared pasture suitable for horses and cattle
- Elevated position negates flood risk
- 4 Rain water tanks with large catchment area providing ample water year round
- 2 Dams
- Well powered Bore sunk to 37m with 1.5kw motor supplying water to stock
- Solar hot water, feeding back into the grid
- Wood burner fire place
- Stunning views
- Picturesque sunrises and sunsets
- Privately situated with no close neighbours
- Undercover 2 horse wash bay with cross ties
- 5 Bay lockable shed with 3 enclosed horse stables with fans plus tack and feed storage.
- Abundant room for turning and parking trucks and large trailers
- 20m x 60m solar lit dressage arena
- New Clipex Sand Round yard
- Jumping area
- Room for a fitness track in the front paddock
- Entertaining area that overlooks the dressage arena
- Citrus trees in the back yard
- Wood shed
- 5 minutes from town and local schools
- Abundance of local lucerne growers for hay and chaff
- Near new external fencing on 3 sides of the block
- Horse paddocks are accessible by laneways, with ample room for expansion.
- Rail trail access 5 minutes away
- Located in South East Qld, 1 1/2 hours from Brisbane and the Airport
- Centralised location, with comfortable travel distance to equestrian venues such as Toowoomba, Caboolture and Gatton.
- 5 minutes from the township of Toogoolawah, boasting 2 produce shops, local cafes, 3 pubs, hardware and IGA.

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