

532 Emu Vale Creek Road, Emu Vale, Qld 4371



Realty

Lifestyle For Sale

Tuesday, 9 April 2024

532 Emu Vale Creek Road, Emu Vale, Qld 4371

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 78 m2

Type: Lifestyle



Mark Mauch
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\$2,000,000 - OFFERS INVITED

"Little Reinach" is the name of this picturesque property located in a small country town called Emu Vale 20min east of Warwick. From the moment you turn onto the bitumen driveway you are captivated by the natural beauty of the surrounding mountains, manicured lawns and gardens, and a charming home that sits high up on the hill to capture the breeze & breathtaking views of the gardens & mountains.

Main house: As you enter this beautifully appointed residence you are greeted with high cathedral ceilings, lovely timber floors, quality lighting, combustion stove, reverse cycle air conditioner and panoramic views of the private gardens and mountains, all this from your lounge room. An immaculate country kitchen with electric appliances including dishwasher and large area for the fridge, a glorious spiral staircase leads you down to the wine cellar and fully self-contained guest wing with extra storage, adjoining the guest room is a large open room that could be used for office/study or a business/reception area with direct access to the front door on the ground level.

Infrastructure:

Sheds: The property offers multiple sheds and shelters. The fully lockable 7.5 x 12m shed is concreted and has power connected, it has its own shower and toilet along with an automatic diesel generator that will power the house in the event of a blackout. An additional 15m x 5m skillion off the shed gives you plenty of room for a caravan, boat, or the like. Another large Hay Shed with a 40ft container for storage for tractors and machinery.

Land: 193 acres This property lends itself to an array of livestock with 6 fully fenced paddocks and animal shelters with feeders, one fully fenced paddock would be ideal for keeping small livestock, alpacas, goats, or sheep and the remaining of the property would suit for cattle grazing or horses. There are several water troughs all connected to the bore as well as numerous taps so access to water is always available.

Internal Features:

- Open plan living /dining – fireplace, timber floors, reverse cycle air conditioner
- Country kitchen with electric cooking appliances, dishwasher
- 2 spacious bedrooms upstairs with built in robes
- 2 stunning bathrooms – 1 with heated towel rails - 1 with floor to ceiling tiles
- Guest wing - third bedroom
- Wine cellar
- Insulated timber floor
- Double lock up garage with remote control + storage room off garage
- Full length front verandah with outstanding views tiled floor and stainless-steel wire rails
- Solar Hot water system
- Solar panels 5kw 20 x 215w panels
- Diesel generator - Automatic back up power for house

External Features:

- 77.3 ha – 193 acres
- 1km creek frontage
- Bitumen Driveway
- Underground power to home
- Manicured lawns and gardens (approx. 4acres fenced around home)
- Lock up workshop concreted 7.5m x 12m - additional skillion roof 5m x 15m ideal for caravan, boat or similar + separate room with shower, toilet, and hot water unit.
- Water tanks 11,000 gal underground concrete tank + additional 9,500-gal interconnected tanks
- Equipped bore – tested and drinkable runs at 4lt/sec
- 11 acres cultivated
- Header water tank – connected to 7 water troughs
- Massive fern house
- Large hay shed 12m x 7m attached to 40ft shipping container
- Cattle Yards
- Chook house with fenced yard – Duck Pond with reed bed and pump
- Fully fenced Veggie Garden with raised beds and garden shed
- All gardens and veggie patch are set up with driplines (just turn on the tap)
- Bird aviary

Approximate travel to: Brisbane CBD: 2hrs
Gold Coast: 2 hrs 30 min
Toowoomba: 1hr 15min

To appreciate everything this property has to offer contact Mark on 0419 519 979 or email mark@sdrealty.com.au to arrange an inspection.