

6 Carey's Road, Emu Vale, Qld 4371



Realty

Sold Acreage

Saturday, 23 September 2023

6 Carey's Road, Emu Vale, Qld 4371

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 11 m2

Type: Acreage

\$1,260,000

Occupying a prized 11.22 ha parcel of land, in one of southeast Queensland's most scenic locations, this prestigious acreage package boasts a substantial executive residence, surrounded by established low maintenance gardens and lawn, and accompanied by quality infrastructure. This comprises excellent shedding, stables and water reticulation system across the property, which is entirely drought-proof thanks to unlimited and clean bore water supply. LOCATION: Situated in an elevated position, in the scenic farming district of Emu Vale, the property is just 3km from the quaint village of Yangan, 19km from Killarney (southern gateway to Main Range National Park), 22km to the regional city of Warwick, 90 minutes to Toowoomba, and a comfortable 2.5 hrs drive from Brisbane and the Gold Coast. RESIDENCE Constructed in 2006, the residence features ducted air heating and cooling throughout the whole house. Every bedroom has an ensuite with heater, exhaust fan and heated towel rails. The house has a designer chef's kitchen with: Quality soft close drawer cabinetry, offering loads of storage under black ceaserstone bench tops, and glass splash backs. Huge full slab island bench. High end appliances including a new 900mm free-standing Smeg oven with 5 burner induction cooktop. Additional wall mounted Westinghouse oven. Dishwasher and premium LG refrigerator included in the sale. 2 pantries, one walk-in, one with breakfast area. Features 68 bottle wine display cabinet made of New Guinea rosewood with adjoining mirrored cabinets with soft down-lighting. Spacious living and entertaining with: Elegant formal lounge with beautiful crystal chandelier, quality wool carpets, and cosy gas-fired fireplace. Adjoining dual purpose pool room/formal dining area. Open plan kitchen living and dining area. Year-round entertaining and al fresco dining in a huge fully-screened, weather-proof undercover entertaining area with magnificent views. The area has downlights, ceiling fans and access through French doors to both living and formal lounge areas. The area could easily be used for functions and formal events. A double window in the kitchen opens directly to an outdoor servery to the dining area allowing a professional chef's pass or drinks servery. Generous bedrooms and bathrooms: Master bedroom features a magnificent view, a lux ensuite with huge bath, screen-less walk-in shower, vanity, heated towel rail, and exhaust fan. There is a large walk-in robe which also has an exhaust fan. All bedrooms have excellent wool carpet, ceiling fans, ensuites with high-end fittings, ducted heating, and cooling, large, mirrored built-in wardrobes with power points for a kettle and mini bar, television aerial connections, and direct access outside to covered patio areas with beautiful views. Option of a 5th bedroom or designated office or library. Huge laundry with loads of space (potential to be converted to kitchen for dual living). Has a large British-style drying rack in the ceiling. Existing fridge, washing machine and tumble dryer are included in the sale. Laundry leads to a paved area to a Hills Hoist with views to die for. INFRASTRUCTURE 10 m x 8 m double lockup garage with remote roller door, internal lighting, and a security light. 17m x 8m shed with workshop area, fully powered, internal and external lights, roller door, fridge included in the sale, 1000-gallon water tank, plus attached two open machinery bay areas/carports. Large 2 bay horse stable complex with attached day yards. Horse shelters in three of the four paddocks. Bio-cycle septic system installed four years ago and regularly maintained. Fully fenced paddocks. WATER 2 x 5500 gallon rainwater tanks. 1 x Stock and domestic bore equipped with electric submersible pump supplying a 5000 gallon holding tank then gravity feeding to a series of garden points and stock troughs across the property. Dual water system allows for both bore and tank water to be used through the home. 1 small stock dam. LAND 11.22 Ha (27 acres approx) fenced into 3 main paddocks, lightly stocked with a good body of native pastures and stands of Kikuyu grass. Established lawns and low maintenance gardens encircle the home while a small drought-proof orchard consists of figs, apples, oranges, lemons and limes. COMMENTS You enter history when you enter "The Cutting". The 400m section was carved by hand by the pioneers in the 1850s as part of a steam-train railway line from Warwick to Killarney which operated until 1966. The Cutting is now a private all-weather driveway which opens out into stunning views where once walked the explorers Cunningham and Mitchell, themselves in the timeless footsteps of the Githabul people. The property looks directly at Mitchell's peak, Mt Superbus and the Great Dividing Range. Visitors include numerous species of migratory birds, from blue fairy wrens and willy wagtails in the rose gardens, to colourful grass parrots, elegant black sacred ibis and hovering hawks. Whether you're a horse enthusiast, or just want to run few cattle or sheep, a family looking to upsize, a family that has an elderly relative needing dual living, someone who wants to start a bed and breakfast business, or to conduct events like country weddings, or you are simply seeking a quiet tree change in retirement with plenty of space for family and friends to visit, this property has so much to offer. The Southern Downs is a recreational mecca and the region is home to an array of stunning wineries, national parks, sporting and cultural facilities, as well as excellent medical, educational and shopping facilities. With space, privacy, peace and quiet, and an enviable location, this prized high end property will impress even the most discerning buyer. For further

details or to arrange an inspection contact Mark anytime on 0419 519 979.