

**610 Upper Forest Springs Road, Forest Springs, Qld
4362**



Lifestyle For Sale

Friday, 3 May 2024

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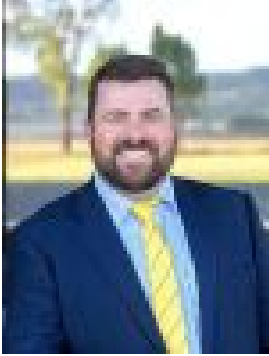
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 16 m2

Type: Lifestyle



Jonny Arkins
0409052584

Auction

The property at 610 Upper Forest Springs Road truly is a haven for those seeking a peaceful rural lifestyle coupled with productive land. Its features cater to both comfort and functionality, making it an attractive lifestyle prospect for potential buyers. Property Features:

- **Size and Location:** With 40 acres (16.19ha) of contoured land, its close proximity to Allora-10mins, Clifton-17mins, Warwick-29mins, and Toowoomba-48mins this property ensures convenience without sacrificing the tranquillity of rural living.
- **Fertile Cultivation:** The cultivation yields impressive results in terms of hay and grain production, allowing opportunities for agricultural pursuits. (2023 yielded 146 Bales of Hay, and 42 ton of Grain)
- **Fencing:** High-quality fencing, including Sheep, Barb and Electric fencing, enhances security and facilitates easy access to different areas of the property.
- **Livestock Facilities:** Three versatile paddocks and amenities such as horse stables, sheep housing, and fenced poultry sheds cater to various livestock needs.
- **Infrastructure:** With a well-equipped powered machinery shed, registered equipped stock bore-67m, 300 Gallons per hour (GPH)(Licence Number 80267), vegetable garden, water troughs, 7 water access points, and a sizeable dam. The property offers both practicality and sustainability.
- **Convenience:** Amenities like daily school bus service and mail delivery, along with bitumen road frontage, ensure accessibility.

House and Yard Features:

- **Residence:** The delightful timber, tiled roof home with three bedrooms offers comfort and insulation, making it suitable for year-round living.
- **Kitchen:** Modern kitchen and appliances, breakfast bar, under sink water filter system
- **Comfort:** Air conditioning, ceiling fans, and a wood fireplace create a cosy atmosphere, while functional spaces like an office/study and separate dining area cater for comfortable family living and the opportunity to work from home.
- **Outdoor Living:** The spacious verandah and patio provide opportunities to enjoy the beautiful surroundings, while a garden shed adds practicality.
- **Energy Efficiency:** The impressive 13.2KVA solar system and three 5000 gallon rainwater/bore tanks contribute to sustainability and cost-effectiveness of the property.
- **Security:** A modern video surveillance system adds an extra layer of security for peace of mind.
- **Landscaping:** Well-established trees and gardens enhance the aesthetic appeal of the property.

Overall, this property offers a perfect blend of comfort, functionality, and natural beauty, making it a desirable option for those looking to embrace a serene yet productive rural lifestyle. Motivated Sellers

Interested parties can contact Jonny Arkins for further details To request a list of inclusions or to arrange a viewing. 0409052584 AUCTION DETAILS: 11th June 2024 from 6.00pm Ray White Toowoomba, 580 Ruthven Street

Can't attend in person? Watch the auction online! <https://raywhitetoowoomba.com/watch-our-auctions-live>