

# 68 Stockyard Creek Road, Flagstone Creek, Qld 4344

Katherine James  
PROPERTY 4 SALE

## Lifestyle For Sale

Saturday, 11 May 2024

68 Stockyard Creek Road, Flagstone Creek, Qld 4344

Bedrooms: 3

Bathrooms: 2

Parkings: 10

Area: 10 m2

Type: Lifestyle



Katherine James

**\$1,345,000 - \$1,385,000**

The Ideal Equestrian Property - Early 1900s Farm House on 25 Pretty Acres (10.25 Ha) approx. with Water Licence - 68 Stockyard Creek Rd, Flagstone creek QLD 4344 In an area where properties are tightly held for generations this rare and exciting opportunity to purchase has arisen. Conveniently located just 16 minutes to Toowoomba Plaza, on a quiet country road you will find this charming home of yesteryear. Perfect for the equine enthusiast, an easy to manage 25.3 acres (10.25 Ha) of rich black soil with all the infrastructure already in place so close to Toowoomba & Gatton the hubs of many equine pursuits or for the purchaser looking to raise a small herd of cattle or hobby farm option to lead a self-sufficient existence growing your own meat & vegies, the choice is yours ! Boasting a well-lit 16.8 x 8m shed with two 5.6 x 4m stables & tack room/feed shed with power & laundry tub, 4 (20x56m) purpose built stallion paddocks with steel top rails 1.4m high & generous paddock shelters, professional 60 x 20m work arena (with power available), flood lit 14m round yard, 2 wash bays, horse crush, 6 paddock shelters and 10 paddocks in total with good fencing. Be greeted by a pretty white picket fence, a romantic garden and shady age-old poinciana & fig trees giving parklike surroundings to the 1910 treasure touched with tradition then step inside and discover an honest home featuring soaring 10ft ceilings and the warmth of timber gracing the floors. The versatile floor plan makes living easy and suitable for both the empty nester or family, offering generous open plan living area, dining/family room, 3 good size bedrooms with wardrobes included, study, 2 bathrooms & 2 reverse cycle air-conditioning units for year round comfort. The main bedroom showcases a luxurious ensuite with a relaxing clawfoot bath to soak away the stress of the work day and a pretty leadlight window to take in the rural outlook with the leafy canopy of stunning poinciana trees ensuring privacy. The heart of this special home is the easy to work in galley style kitchen with a European induction cook top, electric oven, dishwasher and large breakfast bar. Off the kitchen is a dining room/family room and has a great view to the mountains and also the stables & work arena for easy supervision of the children riding etc. You will also find a fresh, easy to clean 2nd bathroom, separate 2nd WC and light filled laundry with large of storage/linen cupboard and easy access to the clothes line in the back yard. A sunny office with large open out windows to enjoy the vista of the lush foliage and the sweet scent of the magnificent old frangipani tree outside, this wonderful space to work from home also adds to the list ! Step onto the back veranda boasting a glorious easterly aspect to catch the rays of the morning sun, look at the beautiful valley and mountain view and enjoy that first coffee for the day. Outside you will also find a well fenced house yard keeping the children and pets secure and a 4.4m x 12m tandem carport big enough for 2 large 4WD's with a perfect northly aspect also doubles as a fantastic outdoor entertaining area. List continues with a chook run, 4 dog pens and 2 dog yards with kennels. The land is a nice balance of lush creek flats rising up to more paddocks, the house and infrastructure which all remain flood free. Other benefits are the beautiful rich black soil ideal for growing small crops and the property has a well and also holds a water licence & with almost 700m of Stockyard Creek frontage there are a number of spring feed water holes. Water storage consists of 3 rainwater tanks. And the property has 3 phase power connected for pumping water easily started remotely from the house. This property gives you a great opportunity to run your own equine business eg.; riding instructing, boutique horse stud or spelling facility. The property has Internet access & mobile phone range and is on the school bus route and will stop at the front gate if requested and there is a weekly council rubbish service too. What more could you wish for country living yet very convenient to Toowoomba a major regional centre offering new hospital, medical specialists, Tafe, Uni, Public & private schools, great restaurants and shopping and only 1hr 20 mins to Brisbane. Stop dreaming and start living the dream, don't wait call now to arrange an inspection ! Please note Inspections by appointment to quantified purchasers only. Council Rates TBA p.a. Zoning RU2 Disclaimer All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence. Please note the agent would like to disclose that this is their property.