

**691 Blaxland Irvingdale Road, Blaxland, Qld 4405**

**Raine&Horne.**

**Other For Sale**

Friday, 29 March 2024

691 Blaxland Irvingdale Road, Blaxland, Qld 4405

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 155 m2**

**Type: Other**



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## Auction

Wybar' is perfectly positioned just 10 minutes from Dalby in the heart of the Darling Downs. Offering 384 acres or 155 hectares with stunning views of the Bunya Mountains, 13 kms to Dalby & 76 kms west of Toowoomba, convenience is at your fingertips. This picturesque property offers the chance to live the rural lifestyle you have always dreamt of.

~Country~'Wybar' consists of dark alluvial soil types carrying a beautiful stand of improved pastures such as Bambattsi, Creeping Blue grass and Katamborra Rhodes grass with some stands of Native Blue grass.~Fencing~Fenced into 8 grazing paddocks & 1 holding paddock. Internal fencing consists of steel end assemblies, 4 barb steel posts with boundary fencing consisting of timber split fence posts, steel posts with four barbs. Fencing presents in very good condition across the whole property.~Water~Water is ample as 'Wybar' features 2 bores. Rainwater storage & one earth dam. 1 fully equipped bore at the Homestead is connected to mains power. The homestead bore is reticulated extensively throughout the gardens while plumbed to 2x 2300-gallon poly tanks & saucers. Which supplies water to the 8 paddocks & cattle yards. A further 2300-gallon poly tank is connected to house & sheds with a pressure pump. Rainwater storage consists of 4x 5000-gallon poly tanks which are also connected to the homestead. The second bore is unequipped & is part of a shared bore agreement with the western side neighbour. ~Homestead~'Wybar' Homestead was built in 2007 by a local builder on pier & beam foundations. Ideal for the black soil. Set amongst tranquil established gardens with the stunning backdrop of the Bunya Mountains, who wouldn't want to call this place home? The home consists of 3 spacious bedrooms plus an office. The master includes a walk-in wardrobe & ensuite with a separate toilet. Open plan living compliments the functional layout. The stylish kitchen, with a large breakfast bar, walk-in pantry, electric stove, oven & dishwasher, is the central heart of the home. The formal lounge ensures a space for everyone to retreat & relax. Entertaining is a breeze with the fully screened 4mx 12m deck on the northern side of the house. Perfectly positioned once again to take in the views. Other features include a formal entry, fireplace, and evaporative cooling throughout. The main living area is equipped with a reverse-cycle air conditioner, while ceiling fans are present throughout. Practical timber flooring in the main living areas, with carpet in the bedrooms & formal lounge. Ample storage throughout the home is a plus. A 6.6kw solar system with 20 solar panels ensures energy efficiency. Strong mobile and internet coverage is available, and a hard-wired security system with four cameras provides peace of mind.~Infrastructure~A double steel carport with an additional lock up garage is close to the homestead to house vehicles. 6m x 2.9m x 2.2m A 4 bay machinery shed with lock up compartment 2.85m x 3.15m x 6.9m Cattle yards consist of steel panels & a head bail.~Facilities~Positioned to receive mail delivery 5 times a week, daily school bus run to Dalby primary and secondary schools. Locality & tranquillity are key to 'Wybar' & your inspection is a must.