

# 840 Rosewood Warrill View Road, Lower Mount Walker, Qld 4340

## Acreage For Sale

Wednesday, 28 February 2024

**NGU** REAL ESTATE  
LIFESTYLE

840 Rosewood Warrill View Road, Lower Mount Walker, Qld 4340

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 16 m2**

**Type: Acreage**



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**\$1,199,000**

This stunning acreage property is set on a flat 40\* acres, showcasing a stylish modern home in immaculate condition and is perfect for buyers looking to run horses or other livestock. The current owner runs cattle and horses, and uses the small track out the back for motorbikes. The infrastructure is exceptional with 3 enclosed stables and 3 shelters (all equipped with day yards), round yard, cattle crush and holding yard, paddocks with laneways, exercise yard at the front, trot track and two large paddocks at the rear. A bore with pump ensures continuous water supply to all paddocks, bore has been set up with taps from pump, through horse yards into house yards to water gardens, a bio system dispersed through sprinklers. There is also a generous dam on the property and two 22,500-litre\* rainwater tanks service the home. The well-appointed house is only 10\* years old and boasts spacious, light living areas and a huge entertainer's deck. A welcoming entrance leads to a spacious interior, featuring a lounge room that seamlessly extends onto a huge back deck, perfect for entertaining or simply enjoying the scenic surroundings. The kitchen is perfect for larger families and is equipped with modern amenities, including a dishwasher, electric cooktop, and spacious pantry. The design is well thought out with direct access to the dining area and a second lounge complete with air conditioning provides an additional space for relaxation. Inside, this beautifully presented house you'll be captivated by the modern and neutral décor offering a comfortable living environment with freshly carpeted bedrooms, all equipped with built-ins and adorned with new curtains and blinds. (Two with air con). The split system air conditioned master bedroom provides an ensuite with walk-in robe. The main bathroom features a bathtub, shower and a separate toilet. The laundry includes a double linen cupboard and direct access to the back, adding to the overall convenience of this exceptional property. More Details: - Tiled living areas throughout - Rear deck recently re-oiled - Fences in excellent condition - Steel adjustable posts - House yard fenced - Freshly painted inside and out - Security screens - 2-bay carport Area details:- 10\* minutes to Rosewood - 19\* minutes to RAAF Base Amberley - 28\* minutes to Ipswich - 30\* minutes to Laidley - 45\* minutes to Gatton/Gatton Airport - Easy access to multiple local schools, supermarkets, and general conveniences Contact Amie Tarrant on 0407 799 442 today to schedule your inspection! \*Approximately Disclaimer: All information provided is correct to the best of our ability. While we strive to ensure accuracy, we recommend that interested parties verify all details independently before making any decisions. Please contact the listing Agent for the most up-to-date and accurate information about the property.