

85 Joseph Drive, Emerald, Qld 4720



Sold Acreage

Wednesday, 25 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 40 m2

Type: Acreage



Jason Campbell

Contact agent

A rare opportunity to purchase a rural lifestyle within minutes of town. This is the first time to market for this property being built and held by the one family from new, the classic "One Owner" property. Boasting so many features it's a property that must be seen to be fully appreciated. The home is a spacious 4 bedroom, 2 x bathroom home with a large rumpus room, fire place, in-ground pool and tennis court. Situated on 100 acres of red sandy loam soils, which is ideal for horticultural use, and direct access to adjacent irrigation channel. Fully cleared with sucker regrowth control. Two fenced paddocks, good boundary fencing. This could be the perfect horse and cattle enthusiasts property. Located only 5 kilometers from the centre of town, the country colonial home features wide sweeping bull nose verandahs to the front and side of the home with feature timber French doors, overlooking the ideal outdoor entertainment area including the in-ground pool and full size tennis court. The house yard and garden is approximately 2 acres with the home surrounded by luscious gardens including established lawn, palms and shrubs. The house yard is fully fenced with personal access gates and vehicle access.

FEATURES

- 100 acres / 40 HA
- 4 bedroom home
- Master suite with ensuite & WIR
- Spa bath to family bathroom
- Rumpus room
- In-ground fresh water pool
- Wood heater
- Fully air-conditioned
- Two large evaporative systems
- Large outdoor entertainment area, pergola
- Full-size tennis court
- Direct irrigation channel access
- Stock and domestic water
- Water allocation available up to 40 mega litres
- 8.2kw solar power - 38 panels
- Equipped bore
- 2 x 7000 gal rain water tanks 31,822L
- Property dam
- Fully irrigated gardens and lawn area
- 2 acres landscaped fenced yard
- 18m x 9 m shed (4.2h high)
- 9 x 7 m shed / garage
- 6km from Post Office

Once you step through the entrance you can feel the warmth of the property with feature brick walls between the generous size lounge room with fireplace and spacious dining area taking your eye. This leads you to a large timber kitchen which is the centre piece of the home directly adjacent the dining area and has a breakfast bar, plenty of bench space, and looking out onto the pool and gardens area. There is easy care quality flooring throughout the living areas and beautiful carpet to bedrooms and lounge. Each of the spacious bedrooms have built-in cupboards, evaporative air-conditioning and loads of natural light with the master bedroom featuring a large ensuite and massive walk-in robe, bay window and cooled with a split system air-conditioner. There is a well-appointed family bathroom with large spa bath. The entire home has a mix of fully reverse cycle air-conditioning and ducted evaporative cooling throughout the entire property. There is a large separate rumpus room for the billiard table and dart board with this room having large French style timber doors opening directly to the outdoor entertainment space. The home has 8.2kw solar power with 38 panels. There is ample water with three sources of water, 2 x 7000 gal rainwater tanks, fully equipped bore with exceptional quality water, and stock and domestic direct from adjacent irrigation channel. There are two acres of established lawn and gardens separately fenced from the 100 acres. The specially built outdoor pergola and entertainment area is center stage between the full size tennis court with full lighting and a 9 meter in-ground fresh water swimming pool. The entire yard and garden boasts a full automated watering system including pop up sprinklers and drippers to trees. There are two massive sheds for the property featuring an 18m x 9m shed and work shop and also a 9m x 7 m car garage with auto remote doors. There is a swan security system in place with remote access. The water system can also be remotely controlled via an app. Now available for genuine sale.

Agent: Emerald Real Estate
Inspections: By Appointment
Price: Contact Agent Jason Campbell 0418 799 693
If you have genuine interest in this property and would like to book a time for a personal inspection, please contact Jason.