

14 Charlie Doy Place, Rosehill, Qld 4370



Acreege For Sale

Friday, 5 July 2024

14 Charlie Doy Place, Rosehill, Qld 4370

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 22 m2

Type: Acreege



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OFFERS OVER \$1,350,000

Nestled on 55.8 acres of picturesque landscape, 14 Charlie Doy Place presents a serene rural retreat and only mere moments from Warwick's city limits. A meticulously maintained 4-bedroom, 2-bathroom home commands stunning views over rolling farmland towards Warwick itself. This property seamlessly blends the tranquility of rural living with the convenience of urban proximity, just 7.5km* from the CBD. Key Features of this substantial home constructed in 2003 include:

- 4 spacious bedrooms, with the master boasting a luxurious updated en-suite with double vanity, heated towel rails and spacious walk-in robe. 3 additional bedrooms all feature built-in wardrobes, ceiling fans, blinds, and carpet.
- Large family kitchen with New Guinea Rosewood timber cabinetry, wrap-around benchtops, and quality stainless appliances.
- Formal lounge and dining area featuring Flooded Gum polished timber floors, reverse cycle air conditioning and large wood combustion fireplace.
- Double doors open into the vast billiard room featuring a built-in area.
- Main Bathroom and Laundry are both generous in size with the bathroom featuring shower, bath, vanity, and heated towel rails
- Wrap-around timber verandah with expansive views over the block and surrounding countryside. Customised timber bar and sink plumbed in.
- Insulation under the floors, in the ceiling and walls creates a spacious home all year round
- Large 12.4 Kw solar system (installed Jan this year) for all your energy efficiency needs.
- Connected to town water with 2 x rainwater tanks. Beyond the residence, the estate boasts extensive infrastructure designed for both productivity and leisure. A well-equipped workshop and machinery shed cater to hobbyists and professionals alike, while ample car accommodation ensures convenience. A versatile studio offers creative space amidst the natural beauty that surrounds, complete with private walking trails, scenic picnic areas, and a stocked dam ideal for fishing enthusiasts.

Key Infrastructure and improvements include:

- 12m x 9m* insulated lockup workshop with 3 roller doors, 3 phase power, lighting, car hoist, metal lathe (included) attached workbenches as well as sink with plumbed water.
- Attached to the workshop is a 7m x 7m* insulated carport.
- Lined studio currently used as cattery. Has power and lighting connected.
- Pebble-crete driveway and footpaths lead to various tranquil sitting areas with designated firepit area and outdoor pizza oven.
- Fenced dog run with double kennels.
- Three bay Machinery Shed, would make an ideal stable complex.
- 1 x stock dam currently stocked with Yellowbelly, excellent catchment area.
- Various established walking tracks across the back of the property with majestic rocky outcrops, with scenic views looking out over the alluvial Condamine River flats.
- Fenced into 3 paddocks.
- Established low maintenance lawns and gardens in a beautiful parklike setting. Whether enjoying the expansive vistas from the home's veranda or exploring the diverse landscapes on foot, 14 Charlie Doy Place exemplifies a harmonious blend of comfort, functionality, and natural splendor. This property promises not just a home, but a lifestyle tailored to those seeking the best of both rural and city living in Warwick. For further details or to arrange an inspection Contact Mark at Southern Downs Realty on 0419 59 979 or Jodie from Raine & Horne Warwick on 0434 400 751.