

28 Rockbrae Road, Yangan, Qld 4371



Realty

Acreege For Sale

Wednesday, 10 July 2024

28 Rockbrae Road, Yangan, Qld 4371

Bedrooms: 6

Bathrooms: 2

Parkings: 5

Area: 10 m2

Type: Acreege



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OFFERS OVER \$1,250,000

Located on the doorstep of the picturesque Swanfels Valley, capturing breathtaking mountain views from across a patchwork of rural farmland lies this substantial 6 bedroom two story residence with surrounding sheds, pool and infrastructure, all set on a gently sloping productive farmland on Queensland's Southern Downs, designed for a large family to entertain both inside and out.

LOCATION: • Located just 2km from the quaint village of Yangan which features a general store, post office and primary school as well as tennis courts and recreational ground. • 21 km* from both Killarney and the regional rural city of Warwick • 2.5 hrs* from Brisbane and the Gold Coast.

PROPERTY DESCRIPTION: • Lot 2 on RP30662 • 10.18 ha (25 acres) of freehold land in the Southern Downs Regional Council catchment.

RESIDENCE: • Constructed by well renowned local builders "Roulston brothers". The home was built to the highest of standards and boasts an extensive floor plan across two levels • Well insulated home, is cool in the summer and warm in winter with a ducted zoned gas heating system throughout both levels of the split faced sandstone block home • Spacious eat in kitchen with custom hardwood timber island bench, double sink, dishwasher, 5 burner gas hotplate and oven, ample cabinet and pantry space ideal for catering to a large family • The ground floor features three bedrooms including the master with a two way ensuite, walk-in robe and reverse cycle air conditioning • Separate formal lounge opens out onto the fully screened undercover outdoor entertaining area* Large mud room with third toilet • Second living area/ rumpus room could also be utilised as a media room, kids' room or formal dining area • Upstairs via custom timber stairwell is a further 3 bedrooms, all with built-ins • Central bathroom with shower, bath, toilet and vanity • This level also boasts a third living area for a home library, or kids retreat • Storage throughout, upstairs and downstairs • Solar Hart hot water • Set amongst established lawns and low maintenance lawns and gardens with commanding views to the mountain ranges • Private firepit set in garden • Solar heated, salt swimming pool

INFRASTRUCTURE • Large 5 bay Colorbond lockup shed, concrete, lighting power and water • 2 x high clearance roller doors, ideal for caravan, boat, truck or horse float • 5.5kw solar system on the roof feeds back into the grid • Combined enclosed chicken run and dog run • Skillion shed • Steel potable cattle yards, loading ramp and head bail • Equipped bore plus rainwater tanks (house can run entirely on tank, bore or a combination of both) • 1 x stock dam • Excellent fencing, combination of post and rail and timber post and barb • Fenced into 2 main paddocks plus a smaller holding paddock

INCLUDED IN THE SALE: - 1 x belted Galloway cow and 1 x donkey.

"ROCKBRAE" represents the perfect balance of rural living and a luxury retreat with a Premium homestead. This is an excellent lifestyle opportunity for those looking to secure a tree change as it offers the rural lifestyle everyone is chasing. This property is coming to market offering the lucky new owner/s the opportunity to own 25 acres. This is an ideal space for a horse or motorbike for the kids to enjoy, while mum and dad can run a small rural enterprise, the ideal hobby farm. If you have ever dreamed of escaping to the country with outstanding Eastern Views, this could be for you. This is a unique opportunity to secure rural lifestyle retreat, with all the hard work done, is now presented to those seeking a peaceful country lifestyle. To fully appreciate all this prized property has to offer, please contact Mark from Southern Downs Realty on 0419 519 979 or Angus Corke of Ray White Rural Warwick on 0427 288 455.

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