

# 496 Forest Plain Road, Allora, Qld 4362



## Acreage For Sale

Wednesday, 10 July 2024

496 Forest Plain Road, Allora, Qld 4362

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 5 m2**

**Type: Acreage**



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## PRICE GUIDE \$815,000 - \$855,000

Nestled in the serene countryside just 6km East of Allora, and conveniently located 30km from Warwick, this meticulously maintained 13.8-acre rural lifestyle property offers a tranquil escape within easy reach of city amenities. Positioned for privacy and panoramic views, the property enjoys an enviable location with a comfortable 2.5-hour drive to Brisbane and the Gold Coast. The residence itself exemplifies country charm and modern comfort. The North and East-facing verandah's capture sweeping vistas, perfect for enjoying sunrise breakfasts or sunset dinners. Inside, the open plan kitchen, dining, and lounge area creates a welcoming atmosphere, complemented by a cozy wood fireplace for chilly evenings and reverse cycle air conditioning for year-round comfort. Polished timber floors enhance the warmth of the space, while abundant natural light filters through large windows. The home features three generously sized bedrooms, each carpeted and equipped with ceiling fans for added comfort. The master bedroom is a retreat unto itself, boasting a brand-new reverse cycle air conditioner, a spacious walk-in robe, and exclusive access to the main bathroom via a convenient two-way entry. Outside, the property continues to impress with its expansive grounds, offering ample space for outdoor activities, potential hobby farming, or simply enjoying the peaceful surroundings. A large shed provides storage for tools and equipment, catering to both practical and recreational needs, whilst the custom made rustic entertaining area boasts a BBQ area, fire pit and undercover seating.

**RESIDENCE KEY FEATURES:**

- Solid timber home with Cyprus timber frame, steel stumps and hardwood timber cladding
- Large solar system on the roof feeding back to the grid
- Spacious country kitchen with wraparound benchtops and loads of cupboard and pantry storage
- Polished timber floors in the living area, cathedral ceilings and down lights

The residence also features insulation in the ceiling and under the floor.

- North and East facing verandah's with views across the garden and surrounding countryside
- Attached two bay carport with adjoining lockup storage areas.

**PROPERTY KEY FEATURES:**

  - Excellent water security with a reliable bore pumping to a header tank and reticulating throughout the home gardens and water trough.
  - Creek frontage as well as reliable spring in the gully
  - 12 x 8 metre lock up colorbond shed with three phase power, lined office area, three roller doors and concrete flooring
  - Outdoor BBQ area and firepit with undercover seating
  - Established orchard consisting of stone fruit, citrus and fig trees.
  - Established vegetable garden
  - Circular driveway
  - Original sawmill
  - Securely fenced and ideal for cattle horses or other livestock

For those seeking a harmonious blend of rural tranquillity and modern living conveniences, this immaculate property presents an exceptional opportunity. Whether as a permanent residence or a weekend getaway, its location, views, and well-appointed features ensure a lifestyle of comfort and relaxation amidst nature's beauty.