

13 Swan Creek Hall Rd, Swan Creek, QLD, 4370



Realty

Acreage Semi-rural For Sale

Friday, 30 August 2024

13 Swan Creek Hall Rd, Swan Creek, QLD, 4370

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Type: Acreage Semi-rural



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ACREAGE LIVING JUST MINUTES TO TOWN!

- 3.97 Ha (9.8 acres) located in the Swan Creek District East of Warwick
- Two bedroom timber home with sleepout or sunroom
- Three bay stables with attached tackroom
- High clearance machinery shed with lockup workshop area
- Excellent water security from multiple water sources

Discover the perfect blend of rural charm and modern convenience at 13 Swan Creek Hall Road, nestled just 10 kilometres east of the vibrant regional city of Warwick. This immaculate 3.97-hectare (9.8-acre) acreage property offers a serene escape with abundant infrastructure and productive land.

The property is thoughtfully subdivided into multiple paddocks, ideal for grazing or cultivation. Enjoy exceptional water security with two reliable bores, complemented by rainwater tanks and a seasonal gully at the southern end of the land, ensuring consistent water availability for all your agricultural needs.

The residence is a welcoming timber home featuring a cozy wood combustion heater and reverse cycle air conditioning, providing comfort through all seasons. The well-designed layout includes two generous bedrooms and an additional versatile sunroom/sleepout, perfect for guests or a home office. The functional kitchen seamlessly connects to the combined formal lounge and dining area, creating a warm and inviting space for family gatherings and entertaining. At the rear is a large undercover outdoor entertaining area looking out over the land to mountain ranges beyond.

The property excels in infrastructure with a large machinery shed, a stable, a tack room, and other outbuildings, making it ideal for hobby farming or more extensive agricultural pursuits. The established lawns and gardens add a touch of elegance, while the expansive undercover rear deck offers a perfect spot to relax and enjoy the tranquil surroundings.

This property is a rare find, blending rural serenity with essential modern amenities and robust infrastructure. Whether you seek a peaceful retreat or a productive farming base, 13 Swan Creek Hall Road presents an exceptional opportunity to embrace a rewarding country lifestyle while remaining conveniently close to regional amenities. Don't miss the chance to make this idyllic property your new home.