

249 Coopers Gully Road, Yangan, Qld 4371



Realty

Lifestyle For Sale

Saturday, 28 October 2023

249 Coopers Gully Road, Yangan, Qld 4371

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 35 m2

Type: Lifestyle



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\$2,050,000.00

Set on 87 acres of rolling, green countryside and boasting three levels of living and entertaining from within its executive residence, "Skyview" offers an extraordinary opportunity to live in a highly sought-after dress circle position. The masterfully crafted home is complimented across the property by an abundance of quality infrastructure and elevated panoramic views across a patchwork of farmland to the mountain ranges. LOCATION: Located in the Yangan district overlooking the Swanfels valley, the property sits just 153km (approx., Google maps) from the centre of Brisbane and approximately 200 km from the beaches of the Gold Coast. It is merely 5 minutes to the village of Yangan with general store, post office and local primary school, and 24 km from the regional city of Warwick. LAND DESCRIPTION: Lot 3 on Survey Plan 228624, 35.2 ha (87 acres) of freehold land. Fertile scrub soils currently fenced into 7 paddocks with a combination of mesh and hinge joint for sheep as well as 4 strand barbed wire for cattle. RESIDENCE: Constructed in 2013, with approximately 650 sq metres across three levels, this prestigious executive residence features: • Six bedrooms • Three bathrooms • Two kitchens, one with walk-in cold-room, and a dumbwaiter running to all levels • Formal lounge • Formal dining room • Billiard room with bar (beer on tap) and wine bar • Media room with surround sound • Private parents' retreat • Front and back verandahs • Gym and sauna • Internet throughout the house • Five fireplaces • Polished timber floors, exposed truss feature ceilings and decorative timber features throughout. • Many other features too numerous to mention. A grand family home designed to be suitable for a bed and breakfast or wedding venue etc if desired. INFRASTRUCTURE: • 4 bay machinery shed with one bay utilised as workshop • Hay shed which holds 75 round bales • Truck skillion off hay shed • Potting shed and chook shed • Pad prepared for stables with power and water connected • 5 x grain silos • Shearing shed and yards • Steel cattle yards with pneumatic drafting race and scales WATER: Equipped electric bore pumping to header tank. Excellent storage with 55,000 litres for stock, 5000 litres for gardens and 22,500 litres for firefighting with overhead standpipe hooked to pressure pump. Additional 90,000 of rainwater storage supplying the residence. 1 x stock dam. COMMENTS: Constructed by the current owner, a licensed builder with years of industry experience, the property was meticulously built to the highest of standards and workmanship. It presents in excellent condition as does the infrastructure and land. Currently running cattle and sheep, the property would also make an excellent equine operation, farm-stay business or other diversified business models (STCA). For genuine enquiries or to arrange your own private inspection call Mark anytime on 0419 519 979.