

# 41-43 Main Green Swamp Road, Spring Creek, Qld 4343



## House For Sale

Saturday, 29 June 2024

41-43 Main Green Swamp Road, Spring Creek, Qld 4343

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 32 m2

Type: House



Glenn Ball  
0499081445

**\$2,470,000**

• STUNNING 4 BEDROOM QUEENSLANDER WITH 9 FOOT CEILINGS • SEPERATE SELF-CONTAINED CABIN WITH DOUBLE COLOURBOND GARAGE • UNPARALLELED EQUESTRIAN PARADISE • ALL LOCATED ON 80 ACRES • FORMAL LOUNGEROOM AND DINING ROOM WITH FIREPLACE • STUNNING KITCHEN WITH FLOATING BENCH AND STONE BENCHTOPS • LARGE MASTER BEDROOM BOASTS WALK-IN ROBE & ENSUITE • SPARKLING INGROUND POOL OVERLOOKED BY THE LARGE DECK • INSULATED HOME WITH DUCTED AIR-CONDITIONING • FRESHLY PAINTED INTERNALLY WITH NEW FLOORING THROUGHOUT • 4 CAR COLOURBOND GARAGE WITH EXTRA CARPORT SPACE • 16 WELL FENCED PADDOCKS WITH MOST HAVING THEIR OWN WATER SUPPLY • BORE IN PLACE, 7 RAINWATER TANKS & 15KW SOLAR • CLOSE TO PLAINLAND AND GATTON

Welcome to an unparalleled equestrian paradise in the heart of Spring Creek, boasting an expansive 80 acres. Designed with the equine enthusiast in mind, this property seamlessly blends luxury living with top-tier equine facilities, offering an exceptional opportunity for both personal enjoyment and business ventures. On the first half of the 80 acre lot, the centrepiece of this magnificent estate is a superb executive-style modern Queenslander, constructed in 1993. Nestled in an extremely quiet and picturesque setting, this home is just a short ten-minute drive from a wide array of services, ensuring you enjoy the best of both worlds-tranquil seclusion and convenient accessibility. As you step into this beautifully appointed home, you are greeted by a large, elegant white kitchen. This culinary haven features stone benchtops and a spacious walk-in pantry, perfect for the discerning home chef. The kitchen seamlessly flows into the formal dining area, creating an ideal space for entertaining. The home boasts four queen-sized bedrooms, each equipped with built-in robes, while the master suite features a luxurious walk-in robe and an ensuite bathroom. The main bathroom is thoughtfully designed with a separate toilet to accommodate the needs of a busy household. The living spaces in this home are nothing short of impressive. A large formal lounge, adorned with 9-foot ceilings, opens up to an entertainer's deck overlooking a sparkling pool, setting the stage for unforgettable gatherings with family and friends. The home is fully insulated, with ducted air-conditioning throughout and an additional reverse cycle split system air-conditioner in the master bedroom, ensuring year-round comfort. For those cooler evenings, a slow combustion wood heater adds a cosy touch, while ceiling fans provide additional comfort. Elevated wrap-around verandas on two sides of the house offer stunning views of the surrounding landscape, inviting you to relax and take in the beauty of your surroundings. An internal laundry adds convenience, while the entire home has been freshly painted with new carpets and flooring, enhancing its modern appeal. The property also includes a two-car Colourbond garage equipped with power and lights, and a dog-fenced house yard ensures the safety of your furry friends. With three rainwater tanks servicing the house and garage, water supply is plentiful. Additionally, a 15kW solar system contributes to the property's sustainability. The meticulously landscaped gardens are designed for easy care, adding both beauty and privacy to the home. Ten strategically placed water outlets, utilising abundant bore water, make garden maintenance a breeze. Beyond the main residence, the property's equine facilities are truly exceptional. Nine well-fenced paddocks, each with its own water supply, are laid out with wide laneways for easy access and management. The equestrian amenities include two 20m x 20m steel foaling yards with rubber-lined stables, a massive 20m x 15m industrial-style shed with lighting, power and three-phase power and eight safe, steel rubber-lined stables with water supply. For those dedicated to training and preparing horses, there is a multi-tie up lit prepping and tack-up area, a wash bay, and a 60m x 20m professional Equestrian Land Developments (ELD) dressage arena. The equine facilities extend to an enclosed tack room with power, a workshop, and an 800m equine training track, providing comprehensive support for all your equestrian activities. Security and convenience are paramount, with an electronic entry gate at the main entrance and dual separate entries from the road. A large rear paddock, ideal for cattle, further enhances the property's versatility. Water resources are abundant with a potable bore serving the gardens and stock, ensuring your livestock and landscaping needs are always met. The second half of the 80-acre lot is fully useable land with its own entrance off the road and features seven fenced paddocks with wide laneways for easy access, pasture improved with Rhodes Grass and a safe steel rubber-lined stable. You will find a drilled bore with electricity ready to be setup as well as a large rear paddock perfect for cattle. This side of the property includes a comfortable office with kitchen, living areas, bathroom and laundry. You'll also find a two-bay Colorbond shed with a workshop, a 2000-gallon water tank with a pressure pump, and a non-equipped bore. Situated on a sealed road, this property offers the perfect balance of peace and accessibility. It is conveniently located close to the towns of Plainland and Gatton, where you will find hospitals, major retailers like Woolworths, Coles and Aldi, hardware stores such as Bunnings, hotels, fresh produce markets and equestrian centres. The property's location also provides easy access to major transportation routes, being just five

minutes from the Warrego Highway. A comfortable hour's drive takes you to Brisbane, with Ipswich and Toowoomba only 40 minutes away. In summary, this property is more than just a residence; it is a lifestyle. The exquisite modern Queenslander home together with a self-contained cottage/office, coupled with top-of-the-line equine facilities and stunning natural surroundings, offers an unparalleled dual living experience. This estate must be seen to be truly appreciated, as its reality far exceeds what photos can convey. Don't miss the opportunity to make this exceptional property your own and enjoy the best of luxurious rural living combined with outstanding equestrian amenities. Reach out to the listing Agents Glenn Ball and Lisa Jensen from First National Action Realty today to organise an inspection. You will need at least 1 hour to appreciate all the features that this property has to offer. **DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.