

**9 Magpie Lane, Gowrie Junction, QLD, 4352**

**House For Sale**

Thursday, 1 August 2024

9 Magpie Lane, Gowrie Junction, QLD, 4352

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**

## **Lifestyle - Enormous Potential - 24.95 ha (62 Acres)**

Consisting of mainly flat land, 12 ha (29.65 Acres) plateau to the north, 9 ha (22.24 Acres) gentle sloping land fronting Gowrie-Tilgonda Rd, divided by approximately 2 ha (5 Acres) of escarpment. Offering a comfortable 3 bedroom home, large eat in kitchen, enormous lounge room, 2 large verandas & front patio. Bathroom with shower, separate WC, the separate 5 acre portion of the property to the south offers development potential - zoned; rural residential, 15 minutes to Highfields, Toowoomba & all major amenities.

- Bitumen Road to Plateau Entrance - Via Baxters Road
- Two Bores - 100,000 Litres Storage - 6 Tanks
- 3,000 gallon p/h bore - Stock & Domestic
- Solar Power - 5 kilowatts
- Solar Hot Water
- Electric Appliances
- Induction Cooktop
- Pasture - (One Paddock - Katambora Rhodes Grass)
- Several Sheds
- Fences - Partially Fenced
- Variety of Citrus & Nut Trees
- Garden - Extensive Native Species

Inspections By Appointment.