

182 Ivy Hansens Road, The Bluff, Qld 4340



Lifestyle For Sale

Tuesday, 2 July 2024

182 Ivy Hansens Road, The Bluff, Qld 4340

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 109 m2

Type: Lifestyle



Warren Ramsey



Megan Acutt
0488773001

Auction

Embrace the ultimate rural lifestyle on 270 acres of extremely fertile scrub country, high in the hills harbouring Rosewood. This expansive property is zoned Rural C and spans two titles, making it one of the largest holdings in the area. The perfectly positioned 4-bedroom Colonial home takes full advantage of the outstanding views stretching across Lower Lockyer Valley, Brisbane Valley, and beyond. Property Features: Extensive Land: 270 acres, 7kms from Toowoomba Hwy/Minden, 70 kms to Toowoomba City and Brisbane City, 10 kms to Rosewood. Charming Home: Verandahs on three sides, single-storey 4-bedroom, 1-bathroom home with lounge, dining, kitchen, and living areas. Separate toilet. Modern Comforts: Recently restumped, reroofed, and rewired. Includes 4 ceiling fans, 2 air conditioning units, and a fireplace. Outdoor Amenities: 4-bay lockable garage/outdoor entertainment area, chicken coop, 4-bay dog kennels, large 4-bay industrial shed, 2 stables, and 1 small house. Water Resources: 9 dams, 1 well, 7 paddocks, solar panels with 10 panels, and multiple water tanks for domestic and garden/stock use. Domestic Tanks: 3 x 22500 litres, 1 x 25000 litres. Garden/Stock Tanks: 2 x 22500 litres, 1 x 10000 litres. This property stands out with its extensive shedding, old dairy, yards, and dual road frontages, distinguishing it from every other rural lifestyle property you've seen in the area. Don't miss this unique opportunity to own a piece of paradise. For more information, contact us today! Auction Sunday 21 July from 10am at Howard Smith Wharves, Brisbane.