

# 738 Greenmount Hirstvale Road, Ascot, Qld 4359

## Lifestyle For Sale

Sunday, 23 June 2024

738 Greenmount Hirstvale Road, Ascot, Qld 4359

Bedrooms: 9

Bathrooms: 4

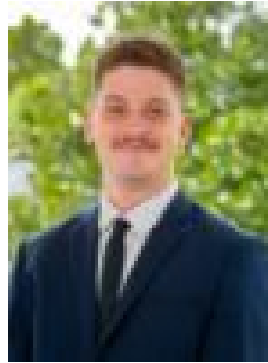
Parkings: 4

Area: 10 m2

Type: Lifestyle



Jules Coutts



Jack Apel

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## Auction

Auction Location: Clifton Bowls Club Webster Cavanagh Rural are very privileged to present 738 Greenmount Hirstvale Road to the market! Located just over 30 minutes from Toowoomba, this stunning 26 acre property blends rural lifestyle with modern living, offering not one but two modern homes to accommodate for the whole family or to have for an investment. This property will be offered to the market by way of Public Auction at the Clifton Bowls Club on Thursday 25 July 2024 unless sold prior.

**LOCATION:**The property is ideally positioned just outside the small country area of East Greenmount, located between Toowoomba (36km north) and Warwick (55km south) with easy access to the New England Highway. This property lends itself to someone wanting the sought-after country lifestyle, all a short commute from Toowoomba or Warwick.

**PROPERTY:**This 10.77ha (26.63 ac) property is set within a private, secluded setting back from the bitumen road frontage. Both houses have fenced yards surrounding them. Offering plenty of space for the kids to play of an afternoon. The bore head tank has a separate paddock situated next to Homestead 2. The remainder of the property offers rich fertile black soils with pasture available for regrowth. The property boundary is mostly fenced (4 strand barb with timber posts).

**TENANCY:**Homestead 2 currently has tenants occupying the residence. The tenants are not on a fixed term agreement and have been in residence for the past 18 months. They are currently paying \$500 p/w, further providing an excellent investment opportunity for the next owner.

**HOMESTEAD 1:**\* VJAS built 2017 approx\* 4 bedrooms in main home (3 Bedrooms + Office) - all with built in cupboards\* Solar Hot Water system\* Smeg appliances\* 2 x modern bathrooms\* Dual water filtration system in kitchen \* Spacious main bedroom with room ensuite and walk-in robe\* Remote panel lift door, garage (7m x 9m)\* 9m x 12m shed/garage with 1 x 25000L tank attached\* Stock and domestic bore with potable water. Pumping approx 1100 litres p/h to 100,000 litre head tank which is equipped to by an air compressed pump and is plumbed to both homes.\* 8m x4m deck\* Steel Frame and bondor insulated panel (Built approx 7 years ago)\* Established fruit trees and gardens\* Homestead 1 on rainwater\* Reverse cycle air-conditioning in living room\* Biocycle treatment septic system\* Rural views

**HOMESTEAD 2:**\* Owner built 2014 approx - TJS Building group supplied kit.\* 5 bedroom house all with built-in cupboards (cupboard doors to be installed)\* One bedroom & Main bedroom with ceiling fans \* Media Room\* Main bedroom with ensuite and access to deck with rural views\* Open plan kitchen, dining and kitchen\* Shed with double roller door access - not powered\* Biocycle treatment septic system\* 2 x bathrooms (main bedroom with ensuite) & \* Main bathroom with separate toilet\* Office/study nook\* Dishwasher in kitchen, gas appliances\* Reverse cycle air-conditioning in living room\* 22,500L water tank situated next to home\* Deck \* Rural views

**RATES:**Rates: \$970.00 approx net/half year

Offering ample space, modern conveniences, and the potential to captivate the serene lifestyle the Darling Downs region has to offer, this property **MUST SELL!** Providing an unparalleled opportunity that cannot be missed, contact Jules or Jack today to arrange your inspection.

**Disclaimer:** Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.