

**7 Harm Road, Forest Hill, QLD, 4342**



**Rural For Sale**

Thursday, 24 October 2024

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Type: Rural



Matt Kark

## **Come and experience the tranquillity and endless possibilities 'Old Tree Farm' has to offer!**

Welcome to Old Tree Farm, a picturesque 52-acre property located in SE Queensland's rich and fertile Lockyer Valley.

Located just minutes from the historic town of Forest Hill and all its charms, Old Tree Farm exemplifies the very best of country living coupled with all the conveniences of a suburban lifestyle being in easy reach of your choice of three local centres - Gatton, Laidley and Plainlands all located within a short 15 minute drive. The regional centres of Toowoomba and Ipswich are only 40 minutes away and if you find yourself still having to visit Brisbane then you are just an hour away.

From the moment you arrive at the property you will see the endless possibilities. This beautiful, flood free property boasts deep black alluvial clay soils for which the Lockyer Valley is famous. Previously used for grazing, hay production and grain and small crops, this gently sloping property offers the potential for a range of agricultural and pastoral pursuits. The charming 20m x 20m old hay shed and barn, while providing a functional space for dry storage of machinery and hay could be converted into stables or used as a rustic wedding and functions venue.

Water is key on a property like this. The house and gardens are serviced by six 25,000 litre water tanks and a 13,500 litre water tank. An unequipped 8 megalitre turkey nest dam and 1.8 megalitre intake dam located in the middle of the property offers the potential for irrigation. A third small dam located to the rear of the property offers further opportunities for stock watering.

The comfortable and welcoming, character four bedroom country home (circa 1950) features 10 foot ceilings, classic VJ timber walls and gorgeous polished floors throughout. Originally renovated and extended in 2000, the bathroom and toilet were recently fully renovated. The house features walk in/ built in robes in three of the four bedrooms. The main bedroom has reverse cycle air conditioning and there are fans throughout the house. The lounge and dining areas offer expansive views out into the established gardens surrounding the house. Decks on the southern and eastern sides of the house provide further opportunities to enjoy the surrounding gardens, ancient Jacaranda tree and abundant birdlife as well as the long views across the paddocks to the distant hills and surrounding landscapes beyond.

Whether you are looking to run a small scale farming enterprise, equine operation or agritourism pursuit or just want a more relaxed country lifestyle Old Tree farm offers a rare opportunity for savvy investors, growing families or someone seeking a 'tree change' to secure a property that seamlessly blends rustic country charm with modern convenience while not forgoing the potential for significant capital growth.

Opportunities like Old Tree Farm seldom come around and won't last for long.

Call Matt and Kirsten today to book your viewing and discuss the many other features this property has to offer.