



# FOR SALE

## IMPRESSIVE QUEENSLANDER WITH 360 DEGREE VIEWS OF THE RURAL COUNTRYSIDE.

PRICE REDUCTION TO \$649,000... 80 acres

Large renovated Queenslander with verandas and 360 Degree views of the Emu Creek hinterland

This property is situated just off the New England Highway and only a 12 minute drive north of Crows Nest. Positioned up on the hill the grand split level Queenslander features verandas on 3 sides boasting breath-taking views in all directions. The guest house and sheds are all situated on a flat on top of the hill. This exceptional property is a showplace which has been individually designed by the owners showing commitment to style and outstanding quality without compromising functionality. The self contained guest house has open plan kitchen & living room, two bedrooms with built ins, laundry and bathroom, toilet, vanity and shower. Lovely N/E views from the small balcony at the guest house. Yards, sheds and all of the fencing is in excellent condition.

Two large 22,700 L. rainwater tanks supply the home. Total of 45,400 L.

- Dam supplies water to the garden and house.
- 15m x 6m large shed for caravan.
- 18m x 10m machinery, vehicle and storage shed.
- Yards and property is fenced into several paddock

Ideal property to run a few head of cattle or horse stud.

- Bus stops at the highway and travels to Crows Nest primary and high schools.( year 10)
- Mobile phone service and pay TV. Satellite internet.

### MAIN HOME

- The home is split level and only 3 steps to the back veranda.
- Enter from the back veranda through double timber doors into a very large impressive entertainment room.
- Stacker windows are a main feature opening up to show off the view.
- Slow combustion wood stove to keep this area warm in the winter.
- Room for the bar fridge and many more extras.

5 BED | 2 BATH | 5 CAR

### PRICE:

\$649,000..80acres

### OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.