



**SOLD**

## 14.5 ACRES OF RIVERFRONT EQUINE PROPERTY

This is a rare opportunity to purchase a very private, genuine horse property on the Brisbane River, with 200 metres of absolute waterfront, within 35 mins of Brisbane CBD.

Features include ten steel-fenced paddocks, and a large grassed flat 2-acre riding paddock on the light, fertile alluvial soil adjacent to the river that is currently set out with a jumps circuit and a dressage arena. Riding and training here will be a pleasure, feeling the cooling breezes off the water. Supporting infrastructure includes seven stables, a workshop, feed store, tack room, wash bays, round yard, and a boat shed. Town water is connected, and every part of the property is usable land.

The house is sound and well maintained, although understated. It has an excellent aspect to the property, overlooking the pool and main paddocks. At the property entry there is a fully self-contained building that has been used as a caretaker's residence with a large garage/shed.

Anstead Bushland Reserve and Hawkesbury Road Park are nearby, with extensive riding trails that are reminiscent of riding in England or France. For longer rides or more of a challenge, there are trails off the nearby Chalcott Street that link to Lake Manchester and Brookfield and more, where you could literally ride for days. This is a premium horse riding area, and you can take comfort from the proximity to a long-established equine veterinary clinic on Hawkesbury Road. Over the road is a highly regarded dressage training facility, with a covered arena, if you are looking to improve your riding skills. You will find an active community of horse lovers at your doorstep.

This is one of the few large acreage properties in the Middle Brisbane River that retain title to the high-water mark, providing for private river access. It has previously had a pontoon, and the infrastructure remains in place. Previous owners have taken advantage of the adjacent Bedwell Island as a personal golf driving range, and together with the Shiraz mini-vineyard, and the opportunity for a private boat mooring, there is potential for so much more than just horse activities on this property.

Located five minutes from the newly opened Moggill Village Shopping Centre and Moggill State School, this is a very special property. Come and make your lifestyle change.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,875,000

OPEN FOR INSPECTION:  
N/A



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