



## FOR SALE

### LIFESTYLE PROPERTY WITH EXPANSIVE VIEWS

Escape the city to 145 Groomsville Plainby Road, a relaxed country lifestyle only a short drive to one of SEQ top destinations Crows Nest, offering boutique shopping and wine & dine experiences, you deserve to have the best of both worlds!

This stunning Martin Fallon home has been perfectly positioned on this 47 acre property, demanding the views from the well equipped kitchen, spacious living area and large deck. Whether you're baking in the kitchen or relaxing with a book on the deck, this property makes you feel like you are on holiday!

Property also features:

Kitchen with stone benches, gas cooktop and electric oven

Separate lounge/media room

4 built-in bedrooms, master with en-suite

Family bathroom, plus separate toilet/powder room

9 foot ceilings

Wood heater and gas heating points

Ceiling fans

Single carport 3x5m

Double carport 7.5x7.5m, approx. 2.5m high

Water

Equipped reconditioned well: pump transferring water to storage water tank via solar or petrol pump

Well water storage tank: irrigation system to house yard gardens & 5 acre paddock water trough tap

5000gallon rain water tank on shed : infrastructure in place to transfer water to house tanks

2 x 5000gallon rainwater tanks on house

2nd well not equipped requiring maintenance

Storage & Sheds

2 x 20ft shipping containers

15x10m powered & partly insulated shed, 9x7.5m enclosed, 6x7.5 open, shed includes a 3m rustic verandah

4 BED | 2 BATH | 6 CAR

PRICE:

\$1,300,000 | 47 acres

OPEN FOR INSPECTION:

N/A



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This plan is not to scale and is for illustrative purposes only, measurements are approximate

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.