



# FOR SALE

## HORSE LOVERS HAVEN WITH ARENA, STABLES & EXTRA ACCOMMODATION

Designed with horse people in mind, 40 Old Rifle Range Road, Nanango is the ultimate equine lifestyle property offering quality horse infrastructure, versatile accommodation with a lined shed that has 2 rooms being utilised as bedroom options, and peaceful country living on approximately 2.18 hectares (5.38 acres).

Whether you're into dressage, pony club, recreational riding, or simply want your horses at home with excellent facilities already in place, this property delivers a setup that's ready to use from day one.

At the heart of the property is the impressive 60m x 20m competition-size sand dressage arena with hardwood sleeper edging, complemented by a sand round yard and four secure paddocks. All fencing has been designed to be electrified, creating a practical and safe horse environment.

Equine improvements include:

- Double covered horse wash bay with hot & cold water
- Two enclosed stables with covered day yards
- Power, lighting, fans, rubber lining & rubber mats to stables
- Lockable 4x4 stable shelter in top paddock
- Four fenced paddocks
- Fully fenced acreage setup for horses

The comfortable 2008-built two-storey home offers:

- One upstairs bedroom with built-in robes
- Split system air conditioning to bedroom & living area
- Bathroom with separate shower and spa
- Ceiling and wall insulation
- Covered insulated patio
- Double carport

A major bonus to the property is the additional accommodation flexibility. The lined shed is

1 BED | 1 BATH | 6 CAR

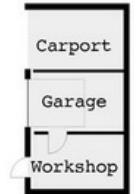
PRICE:  
Low \$700,000's

OPEN FOR INSPECTION:  
N/A



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# 40 Old Rifle Range Rd, Nanango



Floor Plan is indicative only

@realty

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.