



Lifestyle Property on 6 acres with Massive Industrial Shed close to Toowoomba



6



2



13

32 Anthonys Road, Postmans Ridge

Sold for \$1,201,000 (Oct 20, 2024)

Escape the hustle and bustle and embrace the serene beauty of rural living at Postman's Ridge! Nestled on a sprawling 6-acre parcel of land, this charming property offers the perfect blend of tranquility and convenience, just 13km from Toowoomba CBD.

Step onto the expansive wrap-around veranda and breathe in the fresh country air as you admire panoramic views of the surrounding countryside. Whether you're sipping your morning coffee or hosting gatherings with loved ones, this picturesque setting provides the ideal backdrop for every occasion.

Inside, the home exudes warmth and character with its rustic charm and modern comforts. Spacious living areas invite relaxation, while the well-appointed kitchen is a haven for culinary enthusiasts. Retreat to the inviting bedrooms for restful nights, each offering peaceful vistas of the lush landscape.

This magnificent Property offers so many features where does one begin to describe?

- The Property has man-made dam (currently not being used)
- 6.173 Acres (2.498 Hectare) – perfect for livestock animals or Horses with appropriate fencing in place.

Property ID:	L28473171
Property Type:	House
Garages:	13
Land Area:	2.5 hectares

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- Fully fenced and landscaped
- First homeowners who built the property 42 Years ago
- Steel frame home which is fireproof and termite resistant
- Home built with a double brick exterior for insulation, Natural heating, and cooling of the home.
- 360 degrees wrap around veranda
- Roof replaced about 10 years ago
- 11 Solar panels with a 2.5kw inverter
- 5 bedrooms all with ceiling fans and built in cupboards to 4 of the rooms
- A bonus Rumpus Room/Office (or 6th Bedroom)
- New solar hot water (Rheem Solar) HL1801, 3.6KW (180 Litres)
- Crimsafe to all sliding doors and external laundry door
- Open plan kitchen/ Dining
- Large Entry
- Beautiful lounge room with a closed fireplace for those cold winter months
- Fully ducted reverse cycle air conditioning throughout the home with individual zones
- Insulated throughout the home (except the garage)
- Parquet Flooring throughout main living areas
- Carpets to all bedrooms
- 2 Bathrooms (Main has a spa bath)
- Modern renovated kitchen with 40mm Caesarstone Airy concrete benchtops, 90cm x55cm Gas cooktop with 5 burners,
fan forced electric Westinghouse Oven and double sink.
- Woodfire with fan forced element for extra heating throughout the home
- Raked ceilings offering height and character
- A large 9 metre length single Lock up garage attached to home and the garage is also fully insulated. It can house a

your vehicle as well as utilizing the back section as a workshop or more storage.

- 2 gas points
- Bottle gas to the premises
- Most windows updated throughout the home with 6.38mm Sunergy clear Laminate
- Outdoor Gazebo with new thatched roof
- Inground Saltwater pool with creepy crawly cleaning system. A brand-new chlorinator system has also been replaced last

month.

- No water rates which is a huge long-term saving as no town water connected to the property or area
- 4 Large concrete water storage tanks with a total of 230,000 Litres. This is gravity feed from the shed to the

house.

- Another 2 large tanks that house 68,000 Litres at the rear of the property. (currently not being used)
- Fixed wireless Internet to the property
- Land Rates ½ Yearly nett \$1269.63 – Lockyer Valley Regional Council
- Massive Industrial/ commercial size Shed. 18 meters x 12 meters x 5.5 meters high.

The thickness of the concrete floor is 150mm+ (Made for Trucks). Walls have double cladding outside.

Outside, the possibilities are endless with ample space for hobby farming, gardening, or simply enjoying outdoor pursuits. Let your imagination run wild as you explore the expansive grounds, dotted with mature trees and native flora.

With its idyllic setting and proximity to Toowoomba CBD, this rural oasis presents a rare opportunity to embrace a slower pace of life without sacrificing convenience. Don't miss your chance to make your rural lifestyle dreams a reality at Postman's Ridge!

Please Phone John Rizqallah or Scott Couper to arrange your private inspection as no open homes will be planned.

Raine & Horne®

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This floor plan is not to scale. The areas, layout and dimensions are approximate.
Therefore the plan should be viewed for illustrative purposes only.
Bedrooms measured from wall to robe.

