



## Braemore, 7806 Brisbane Valley Highway Bixley

This outstanding 40-acre rural property, offered for the first time in over 30 years, combines country charm with modern functionality. A beautiful tree-lined driveway leads to the expansive brick residence and full range of infrastructure. Set on gently flowing land with semi-cleared areas, mature trees, and well-fenced paddocks, the property is ideal for both family and livestock.

The spacious, low-set family home features six bedrooms, including a luxurious master retreat, along with expansive living areas, high ceilings, and a huge covered entertaining area that overlooks stunning views. The property also includes large sheds, stables, a rustic bar by the dam, and 24,000 gallons of rainwater storage. With a perfect balance of comfort, style, and rural living, this property is a rare find.

Land:

- Gently sloping terrain with semi-cleared areas and mature native trees



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
Please Call  

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**View**  
[ljhooker.com.au/9FMHES](http://ljhooker.com.au/9FMHES)

**Contact**  
**Helen Gauld**  
0417 782 673  
[helen.esk@ljhooker.com.au](mailto:helen.esk@ljhooker.com.au)

**LJ Hooker Esk | Toogoolawah**  
**(07) 5424 2222**

- Well-maintained fencing, divided into 3 water-equipped paddocks
- Round yard and holding yard

#### Residence:

- Spacious low-set brick home with a classic country design
- Full wrap-around verandas for outdoor living
- Formal entry with a brick feature wall and timber accents
- Formal lounge room for relaxed living
- Expansive kitchen with walk-in pantry, breakfast bar, and dining area
- Massive formal dining and family room for entertaining
- 6 bedrooms, 4 with built-ins (3 wired for air conditioning)
- Expansive master suite with walk-through robe and large ensuite
- Versatile 6th bedroom, perfect as a home office
- Large tiled bathroom with shower and bath, plus separate powder room
- Air-conditioned living areas, including the kitchen, dining, lounge, and master bedroom
- Huge covered entertaining area (7.2m x 11m) overlooking the property
- Extra-high ceilings and large windows for abundant natural light
- Fully fenced house yard

#### Infrastructure:

- Colourbond shed (6m x 9m) with power
- Large machinery shed (15m x 15m) with additional 2.4m x 5m saddle room and power
- Smaller 6m x 6m machinery shed with no power
- 4 stables (3.5m x 3.5m), each with attached day yards
- Dam for water supply
- Rustic bar and shelter area by the dam for outdoor entertaining
- Sizable fire pit area for gatherings
- 24,000-gallon rainwater storage (4x 5000gal & 4x 1000gal tanks)

This property truly offers the best of both worlds—peaceful rural living with all the modern conveniences and ample space for family, farming, or leisure. Whether you're looking to settle in a spacious home, work the land, or simply enjoy the tranquil surroundings, this exceptional property is ready to make your rural lifestyle dreams a reality. Don't miss the opportunity to secure this unique piece of paradise.

#### Advertising Disclaimer

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## More About this Property

<b>Property ID</b>	9FMHES
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	16 hectare
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Deck Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Grey Water System Water Tank Bore Ceiling fans

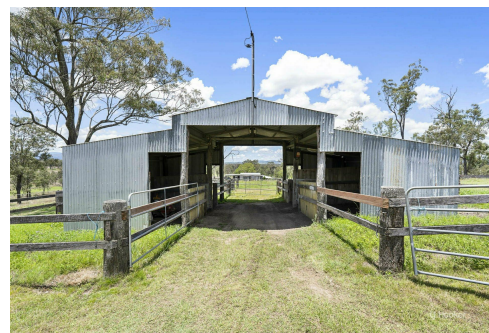
**Helen Gauld 0417 782 673**  
Principal | Sales | [helen.esk@ljhooker.com.au](mailto:helen.esk@ljhooker.com.au)

**LJ Hooker Esk | Toogoolawah (07) 5424 2222**  
221 Ipswich Street, ESK QLD 4312  
[esk.ljhooker.com.au](http://esk.ljhooker.com.au) | [esk@ljhooker.com.au](mailto:esk@ljhooker.com.au)

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This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements and fit are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. **LJ Hooker**



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