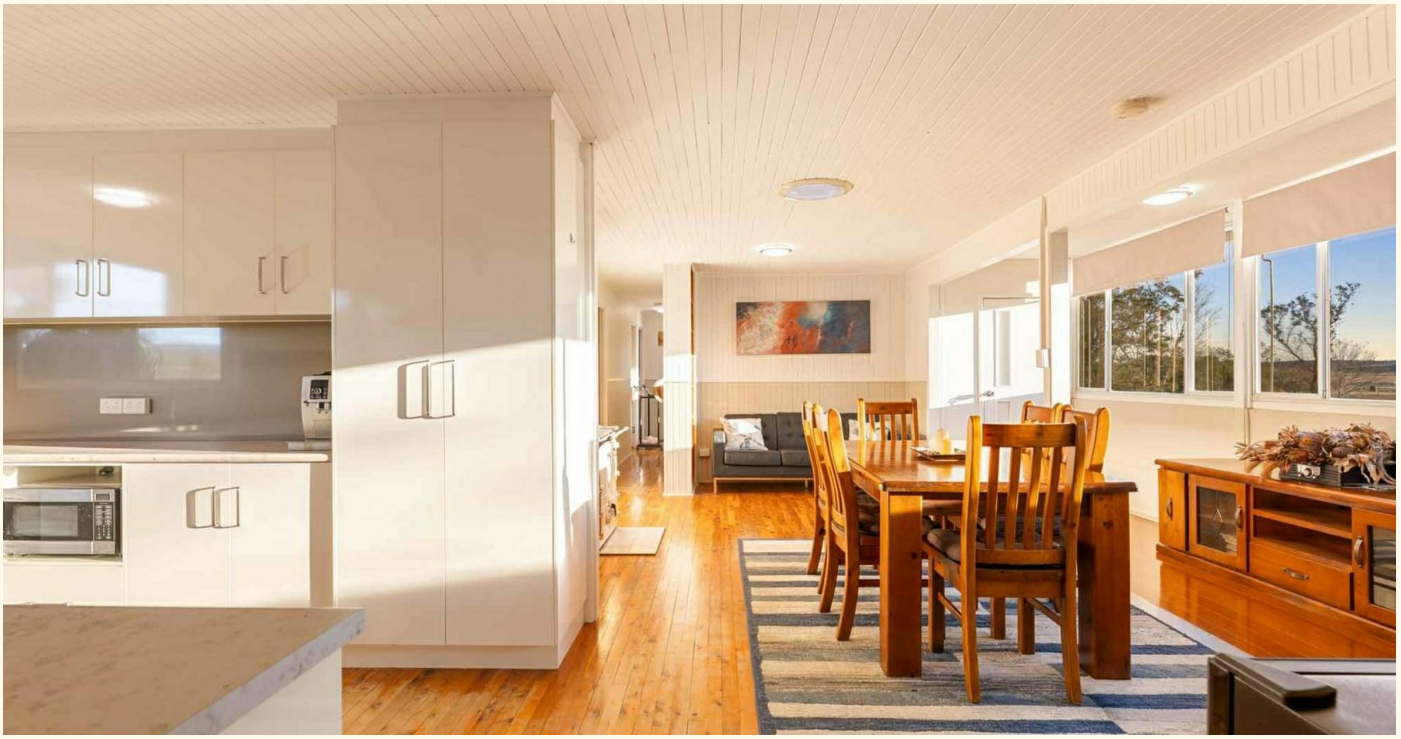








34 Lipp Road, East Greenmount

Acreage, vast shedding, water security & equestrian lifestyle!

5 2 8

FOR SALE
$1,600,000

VIEW
By Appointment

AGENTS
Stephanie Pejkovic
0429 504 735
spejkovic@ljht.com.au

AGENCY
LJ Hooker Toowoomba
(07) 4688 2222

The Difference

Set on over 14 acres of usable land, this elevated lifestyle property combines space, privacy, exceptional views and substantial infrastructure. Enjoy uninterrupted views from east to west, while remaining within easy reach of local schools, essential services and Toowoomba.

With established equestrian facilities, an equipped bore with irrigation licence and extensive shedding with industrial three-phase power, the property offers genuine versatility for horses, hobbies, machinery, storage or a home-based enterprise.

Standout Property Features
- Over 14 acres of usable land
- Uninterrupted 180-degree elevated views
- Equipped bore with irrigation licence
- Five-bay 18m x 9m shed with three-phase industrial power, additional three-phase and 15-amp power plus solar
- Additional 6m x 7m shed with three-phase and 15-amp power plus a vehicle hoist

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.

- Extensive rainwater storage
- Improved grazing pasture
- 20m x 30m all-weather sand arena
- Two bay 5m x 8m shed (used as paddock shelter) with attached concreted feed room
- Two stables
- Automatic water troughs throughout
- Four larger paddocks plus four smaller paddocks
- Plain-wire fencing with electric offsets

Standout Home Features

- Five bedrooms, two bathrooms and two carports
- Pine timber floors
- Wood-burning fireplace
- Well-appointed kitchen with five-burner gas cooktop, wok burner and electric oven
- Four split-system air conditioners
- Outdoor entertaining area adjoining sunroom

The home is currently being refreshed with updated photography to follow. Call Steph on 0429 504 735 to arrange your private inspection.

MORE DETAILS

Property ID	209DF4W
Property Type	AcreageSemi-rural
Land Area	5.84 hectare
Including	Ensuite Air Conditioning Fire Place Built-in-Robes 3 Phase Power







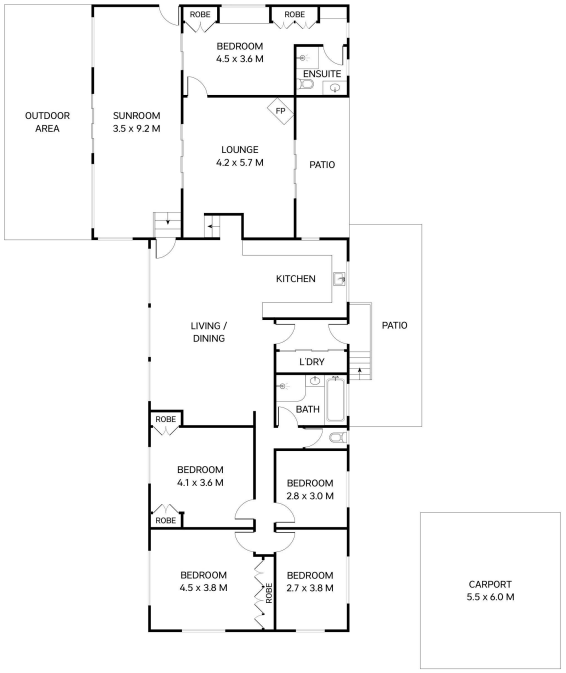




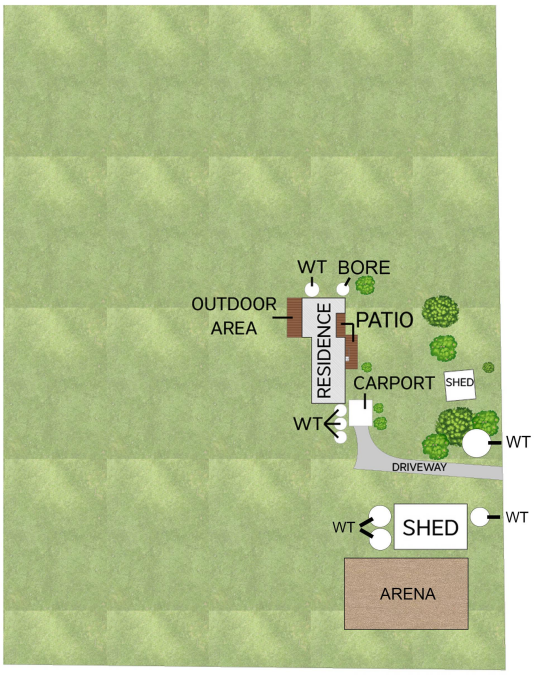
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FLOOR PLAN



SITE PLAN

34 Lipp Road
East Greenmount

LJ Hooker

Total: 274m²

This floorplan is for representational purposes only. All dimensions are approximate and shouldn't be soloely relied upon.
Floorplan created by Vue Digital

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LJ Hooker