







57 Edwards Road, Gatton

"Spacious Acreage Lifestyle" in Gatton !!

Set on five acres, this impressive property delivers the space, flexibility and infrastructure to make country living work for you. Boasting dual street access, extensive shedding, multiple paddocks and two dams, there is plenty here for families, hobby farmers and anyone looking for room to spread out without losing easy access to town.

Adding to the convenience for families, both the Faith Lutheran school bus and local Gatton school bus stop directly at the driveway, with the property serving as a designated pick-up and drop-off point.

The land is thoughtfully arranged with a separate house yard and three paddocks, all supported by stock-proof perimeter fencing suitable for sheep, horses, cattle and dogs, along with four-strand barbed-wire fencing between paddocks. Two dams service the property, while established feed, a chook run, gardens, fire pit and a generous supply of firewood add to the practical country lifestyle already on offer.

For those who need serious storage, workspace or room for the toys, the property is well equipped with a four-bay garage and separate

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FOR SALE
Offers Over $1,450,000

VIEW
By Appointment

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

three-bay shed. The shed includes 15-amp power, while the garage has been refreshed with painted flake flooring.

Step inside and you are greeted by a freshly painted home designed with family living in mind. Six bedrooms, three bathrooms, three toilets and two separate living areas provide plenty of space for everyone to enjoy their own corner of the home.

The main bedroom is exceptionally generous, creating the perfect foundation for a private parents' retreat. All bedrooms include built-in robes, with five opening directly to the front or rear patio, bringing the outdoors into everyday living and making the most of the acreage setting.

Comfort is covered year-round with air conditioning to both living areas and the main bedroom, ceiling fans throughout and a fan-forced wood fireplace ready for cooler evenings.

The kitchen is practical and well equipped with an electric cooktop and oven, plus plumbing for a fridge. Security screens, tinted windows and sliding doors, double roof insulation and solar hot water add even more everyday convenience.

When it is time to unwind, the covered outdoor entertaining area offers the ideal place to relax, host friends or simply enjoy the open space around you.

Adding even more versatility, the dual street access may provide scope for a second dwelling, granny flat, dual occupancy or future subdivision, subject to council approval.

Property Features

- Approximately 5 acres
- 420m2 Home under roof
- Dual street access
- House yard plus three separate paddocks
- Two dams
- proof perimeter fencing
- Four-strand barbed-wire paddock fencing
- Plenty of feed for animals
- Approximately 43,000L of water tank storage
- Chook run
- Four-bay garage
- Three-bay shed
- amp power to shed
- Freshly painted flake flooring to garage
- Room for additional shedding or a pool
- Established gardens
- Fire pit and firewood supply
- Covered outdoor entertaining area with ceiling fan
- Six bedrooms with built-in robes
- Five bedrooms with access to front or rear patios
- Large main bedroom with parents' retreat potential
- Three bathrooms
- Three toilets
- Two separate living areas
- Air conditioning to both living areas and main bedroom
- Ceiling fans throughout
- forced wood fireplace
- Electric cooktop and oven
- Fridge plumbing
- Security screens
- Tinted windows and sliding doors
- Double roof insulation
- Solar hot water

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- Freshly painted inside and out

Location

- Gatton town centre, cafes, supermarkets and essential services - approx. 5 minutes
- Gatton Plaza and local shopping - approx. 5 minutes
- Warrego Highway access - approx. 6 minutes
- Gatton State School - approx. 8 minutes
- Lockyer District State High School - approx. 9 minutes
- Toowoomba CBD - approx. 35 minutes
- Ipswich CBD - approx. 50 minutes
- Brisbane CBD - approx. 1 hour 20 minutes via the Warrego Highway

With a strong mix of usable land, storage, family-sized living and convenient access to Gatton, this property provides plenty of flexibility for a range of acreage lifestyles.

Contact Matt Today to book an inspection.

MORE DETAILS

Property ID	4GAHQF
Property Type	AcreageSemi-rural
House Size	420 m2
Land Area	2 hectare
Including	Ensuite Air Conditioning Toilets (3) Fire Place Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Grey Water System Water Tank Solar Hot Water covered patio











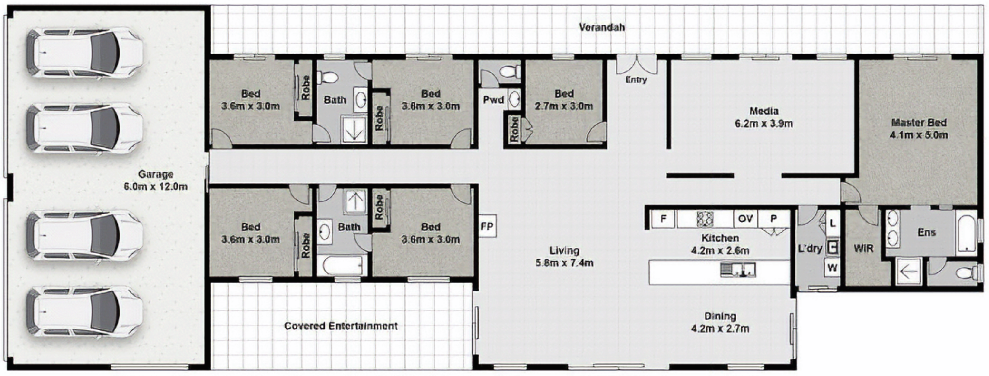
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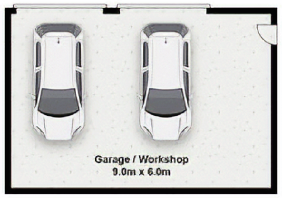
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Artist Impression Only : While every attempt has been made to ensure the accuracy of this floor plan's areas and measurments of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement This plan is for illustration purposes only and should only be used as such by any prospective purchaser.
Floor Plan By **www.twobearstudios.com**

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