



46 Kleinton School Road, Kleinton

30 Acres of Equestrian Property Minutes From Highfields

The Difference:

A stone's throw from the everyday conveniences of the ever-growing suburb of Highfields, you have approximately 30 acres of usable land at your fingertips.

This Arden Vale brick home features four bedrooms with built-ins, an additional study and multiple living areas, with privacy from every window. The home also has an oversized attached garage, providing additional space beyond a standard double garage.

The property is rock-free, rich red loam, ideal for livestock and is currently set up for horses. Plain-wire fencing with electric offsets divides the property into 11 paddocks, with a central laneway making the feed run simple and efficient. There is also a dedicated riding paddock, with the entire property being rock-free and suitable for riding.

The property includes large stables, an additional tack and feed shed and a spacious wash bay. The seven stables are all 3.5m x 4m, providing plenty of space for larger horses. For machinery, vehicles

4 2 6

FOR SALE

Offers Over \$1,995,000

VIEW

Sun 27th Sep @ 3:00PM - 3:45PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



and additional storage, there is a four-bay shed with extra clearance that has two enclosed and two open bays.

There is excellent water security with over 40,000 litres of rainwater storage, as well as a town water tap at the corner of the property that can be used to slow release water into the rainwater tanks. It is also flood-free and corners onto an unsealed road, adding to its usability and future potential, subject to relevant approvals.

Location, this property has it all. Only six minutes to Highfields and twenty minutes to the Toowoomba Showgrounds, where world-class facilities are being built to remain beyond hosting the Brisbane 2032 Equestrian and Para-Equestrian events. This is a fantastic opportunity to secure acreage in a central location.

Standout Features Include:

- Brick home featuring six gables
- Four bedrooms with built-ins, plus additional study
- Multiple living areas
- Oversized attached garage with internal access
- Kitchen overlooking the backyard and riding paddock
- 13.5m x 7.5m machinery shed with extra clearance and two enclosed bays
- Seven stables, all 3.5m x 4m, with attached feed room
- Spacious wash bay
- Dedicated riding paddock
- Eleven fenced paddocks with some having electric offsets
- Central laneway for easy access to paddocks
- Flat and usable 30 acres with rich red loam, equestrian-safe soil
- Flood-free
- Over 40,000 litres of rainwater storage
- Town water tap with slow-release capacity into rainwater tanks for water security
- minute drive from Highfields everyday conveniences
- Twenty-minute drive from the New England Highway and Toowoomba Showgrounds

MORE DETAILS

Property ID	20AVF4W
Property Type	AcreageSemi-rural
House Size	226 m2
Land Area	12.34 hectare
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Area Views
	Carpeted
	Close to Schools
	Close to Shops
	Roller Door Access

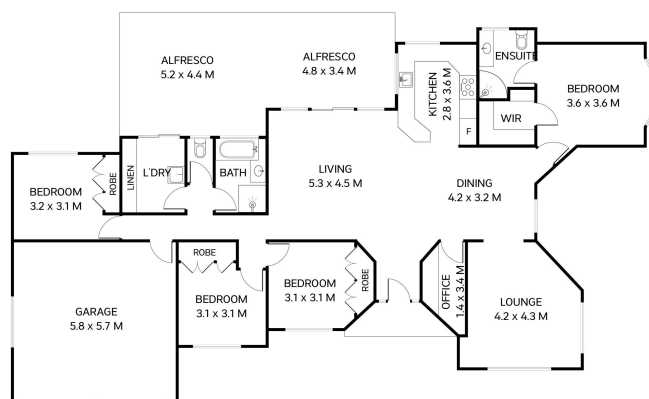
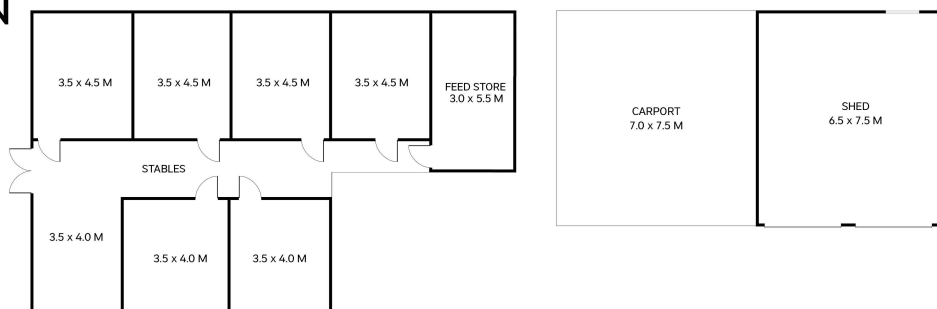
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FLOOR PLAN

Total: 226m²

46 Kleinton School Road  **LJ Hooker**
Kleinton

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