



26 Equestrian Drive, Tolga

View | Dual Living | 5.2 Acres

Offering a lifestyle property where there is something for everyone. Set amongst established gardens on a little over five acres, this versatile property offers the space for animals, sustainable living, hobby farming and the opportunity to create additional income or house everyone under one roof.

The land is beautifully set up with five separate paddocks, all securely fenced and ideal for horses, cattle and pets. Water is connected throughout with troughs, while established gardens, ponds and an abundance of wildlife create a peaceful and private setting. For those with an interest in sustainable living or farmers' markets, a dedicated paddock is home to mature mango and lychee trees, complemented by bee hives protected from the elements. There is also potential for subdivision, subject to council approval.

The solid two-storey brick and block home offers exceptional space for the family. Upstairs features four bedrooms, open-plan living with high ceilings and a brand new kitchen, while the master bedroom is particularly spacious and boast luxury ensuite and walk in robe. Every bedroom enjoys access to the full wrap-around veranda, capturing the surrounding outlook and giving each room its own connection to the outdoors.

5 4 6

FOR SALE

Offers Over \$1,150,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Atherton

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Interested parties must rely solely on their own enquiries.



Downstairs provides another level of versatility, with generously sized self-contained studio apartment which could be divided into two spaces or guest accommodation, each with separate access. Whether you're accommodating extended family, guests or exploring additional income opportunities, the flexibility is there.

Property features include:

- Spacious solid brick and block home on 5 fenced acres
- Concrete driveway winding down to the home
- Four bedrooms upstairs
- Open-plan living with high ceilings
- Full wrap-around verandas on both upper and lower levels
- Double lock-up garage
- 4kW solar system
- Solar hot water system
- Self-contained studio downstairs
- Additional lockable downstairs room with multiple potential uses
- Five separate paddocks with connected water troughs
- Mature mango and lychee trees
- Bee hives and greenhouse
- Three large water tanks plus town water
- Fully enclosed 12m x 7m powered Colorbond shed
- Fully enclosed 9m x 6m Colorbond paddock shed
- Two additional garden sheds

This is a property that offers far more than just a home. With room for the family, infrastructure for animals, established fruit trees and gardens, income potential and future possibilities, it presents a genuine lifestyle opportunity. Contact exclusive agent Alex Payne today on 0409 328 153.

MORE DETAILS

Property ID	T28F1S
Property Type	House
Land Area	2.11 hectare
Including	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Water Tank

Alex Payne 0409 328 153

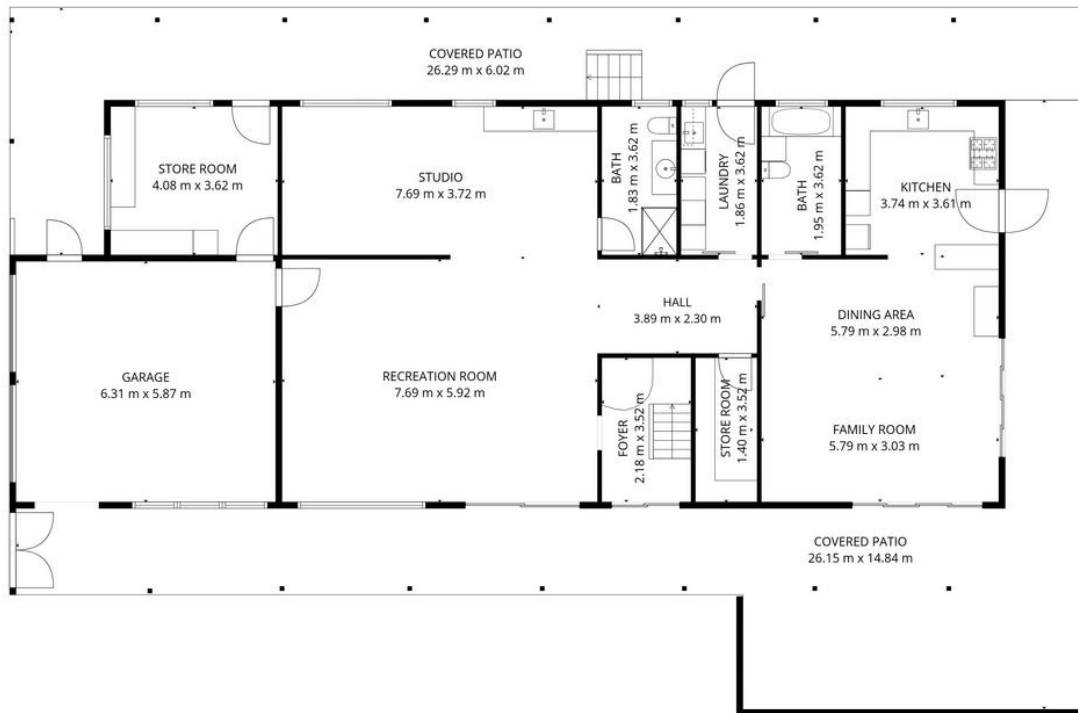
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TOTAL: 390 m2

1st floor: 0 m2, 2nd floor: 183 m2, 3rd floor: 207 m2
EXCLUDED AREAS: TACK ROOM: 19 m2, GARAGE: 96 m2, COVERED PATIO: 167 m2,
UNDEFINED: 2 m2, VERANDA: 140 m2, WALLS: 31 m2

FLOOR PLAN CREATED BY CUBICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 LJ Hooker