



## Emu Vale, 261 Washbourne Road

### Neereedah Cottage – WHAT YOU DESIRE DOES EXIST

Emu Vale Queensland, a premium Lifestyle living, one that has you nestled in amongst some of the richest farming country in the Region. Imagine it, waking up to these views East, North and West, each day, every season, remarkable natural magnificence. Yes, this IS on offer to you.

We are ready to welcome you, come view, consider, and make Neereedah Cottage yours. 3.36 acres, or 1.36 hectare, holistically with all you could ever want.

Excellent water by way of a newly kitted Bore, water is potable, new submersible Bore Pump a good flow rate Sellers share. Rainwater capacity sufficient for the residence, two concrete rainwater tanks which are interconnected, the third tank is for bore and rainwater, two pressure pumps here.



LAND 3.36 acre

**For Sale**

Please Call

**Contact**

**Leanne Cameron**

0438 852 188

leanne@ljhw.com.au



**LJ Hooker Warwick**  
**(07) 4661 8100**

**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.

Double Garage and Workshop has 3Phase Power, you have an additional pump to take to your second title on the creek to pump water to your land via your hose, pump and hard pipe setup, you have 7Meg Licence for this water. Our Home and outbuildings are in excellent presentation, extremely neat and tidy, organised, easily accessible each to the other, all in good proximity, an extremely comfortable home, exemplary presentation all round to be honest with you Buyers. The home has Polished floors, a beautiful north facing timber Kitchen, Lounge, 3 x Bedrooms, main with walk in robe. Front east facing Verandah and western rear deck which is perfect for those ends of the day sunset sessions, our home has gauze and security screens, well fenced and meshed for small animals and children.

So Buyers, do allow your mind to dream of nestling up to the Nectre slow combustion heater and baker oven here, taking the time to sit within the bay window in the lounge room in winter, where the sun penetrates the glass, bathing the lounge and yourself in sunshine, wrapping you up in warmth and light, you mesmerised as you watch the heavily frosted Earth lift its blanket of morning fog to allow the sun to warm and awake the land to the birds, the bees, the horse, the sheep and you.

We have much to share with you. I am proud indeed to be marketing such a property for my Sellers. Looking forward to sharing with you soon. Come, transition your lives to all our Region has to offer you.

IMPORTANT to Note:

Buyers a Youtube Playlist of 17 x additional short video are at this Link for you to view. Type into your Web Browser, or copy and paste this Link below to view them all as you wish.

[https://www.youtube.com/playlist?list=PL8UB3\\_HQvv\\_sCOybMw\\_xmv1XU7z0D4Jlo](https://www.youtube.com/playlist?list=PL8UB3_HQvv_sCOybMw_xmv1XU7z0D4Jlo)

Agent Leanne Cameron is ready to take your call to discuss further, or to schedule your private viewing...



## More About this Property

<b>Property ID</b>	KY8H85
<b>Property Type</b>	Lifestyle
<b>Land Area</b>	3.36 acre
<b>Including</b>	Toilets (1) Deck Floorboards Workshop Secure Parking Fully Fenced Superb presentation all in very good order 3Phase Power to Shed Workshop quality land parcel

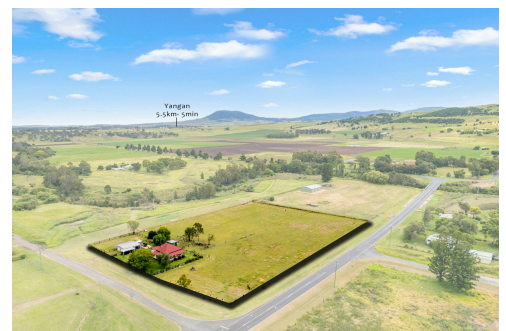
**Leanne Cameron 0438 852 188**

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