







Freestone, 461 Jack Smith Gully Road

SUPERIOR, SUPERB, SENSATIONAL, an OUTSTANDING PROPERTY

LAND 45.24 acre

For Sale
Expressions of Interest

Contact
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Drive fifteen minutes from Warwick City Centre, east out of town approximately 16.9kms, through some of the richest farming plains. Just past Swan Creek Hall turn left up Jack Smith Gully Road, toward Freestone to find our No. 461.
Two years ago, this entrepreneurial, artisan power-couple cancelled all major work projects to focus on this enormous project. Today it is time to offer to our National Market and beyond, as they realise this dream, only to move again to create another. Time to make this piece of our Southern Downs yours...

Our property features the following...
* 530 square metres of magnificent residence under roof;
* Air Conditioning systems, reverse cycle, there are 7 x Units within Residence and Studio Building;
* Beautiful new windows coverings throughout, glazing is fixed, louvres and some sliding;

LJ Hooker

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.

* Ceiling height is a generous 11 foot height, high grade insulation, sarking, ceilings and walls;
* Joinery and Cabinetry is superior to say the least, incredible investment in this element of this property;
* 4 x Bedrooms, 2 Exquisite Bathrooms,
* Master Bedroom is expansive, the views will astound you, our Master Suite has a private wrap around verandah, also a Sauna;
* Custom feature wall, an Italian Mosaic installed by our Lady Seller; along with
* Several of her one of stained glass features throughout the home here;
* all balustrading is powder coated alloy, designed sympathetic to the style of our build;
* quality glazing throughout, crimsafe security, floor coverings also are the quality all of us desire;
* Kitchen fit out alone here was well in excess of $120,000, custom built by bespoke local Joiner;
* Two Ovens, Dishwasher, Bar Fridge, Butler's Pantry, Store Room;
* Large Laundry, well appointed, again custom cabinetry;
* All elements of this property are the best available, tiles, porcelain and natural stone
* Studio with 3 x designated rooms, workshop, plus two other, this building is 9 x 6 m, gym is within this building, the fitness equipment is included with this sale, approximately $40,000 worth of machines and equipment
* Tilt Slab constructed, 4 x Bay 16.3 x 8.3 m Shed, all 4 doors are auto doors Merlin Commercial come Industrial, door height and width here are 3 x 3 m;
* Tilt Slab constructed, 4 x Bay 16.3 x 8.3 m Shed;
* Tilt Slab constructed 24.3 x 7.8 m 3 x Bay Shed, this Shed has 15amp power, all doors are 3 m high, 5 m wide. All Tilt Sheds are well secured;
* Pioneer Tanks x 3, each installed on concrete slab, all can be interconnected, ALL roof area runs to rainwater tanks, each 110,000 litres, or 28,416 gallons each;
* Ample Taps on each Shed, multiple water points and retractable hose all round here;
* New, excellent flow Bore installed, set to run at 750 gallons per hour, will run at 1,250 gallons per hour; this has designated Poly Tank at rear of Helicopter Hangar ;
* extensive concrete apron, extensive power points to all these commercial, industrial quality sheds;
* extensive established plantings, older original Oaks, well contoured land area, 1 x stock dam;
* Quality Timber Post and Rail Fencing surrounds the Residence and Infrastructure, large animal stock fence around external boundary additionally;
* Helicopter Hangar is a 12 x 6 m structure, 3.6m to gutter;
* Superior Dog, small animal enclosure, kennel etc
* commercial bin enclosure, skip suitable.
* Nil Stock included
* Nil Stock handling established here
* Car Racing Enthusiasts, Professionals who regularly attend the renowned Morgan Park, group together to purchase here;
* Graziers retiring from the Central West or other, this may well be all you are looking for as you succession to your Children;
* Corporate Professionals, Sydney, Melbourne, interstate, make this your private getaway, haven away from it all.

There is much to share with discerning buyers who are able to consider such a purchase.
I remain ready to assist you further regarding this outstanding offering to our market.

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More About this Property

Property ID	M7BH85
Property Type	Lifestyle
Land Area	45.24 acre
Including	Ensuite Study Air Conditioning Toilets (2) Balcony Deck Gym Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Sleek designated Office for quality true Business space located under roof opposite entrance foyer.











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