



## 7 Mares Tail Lane, SPRINGSURE

ALL OFFERS WILL BE CONSIDERED

The owners of this magnificent property are extremely motivated to sell. This is a truly rare opportunity to purchase a magnificent home on acreage overlooking the mountains in Springsure. Meticulously built by the owner with huge attention to detail you will not want anything else. Enjoy country lifestyle only 2 minutes from the centre of Springsure. Everything has been thought of, starting with the position and the location. The home has stunning 3m high ceilings and sprawling verandahs. The house is steel framed and every wall and the ceiling is insulated. You have both evaporative and refrigerative reverse cycle a/c in all bedrooms, living room and the office. This the perfect property for you to run your business from. The office is very spacious and you have a workshop attached. This is located on the western end of the house.

The kitchen is the centre of the home and is open plan with the living room. The entertainment area is on the eastern side of the home so afternoons out here are fantastic and relaxing. The home features spacious bedrooms, the master with ensuite, The sewing room in this house is something else. You can do craft, sewing or scrap booking until your hearts content. The 3rd bedroom is large enough to have two queen beds for guests, with room to spare. To top it all off you have a bore that has been rated at 11,200 gallons per hour at a depth of only 22 metres.

The water is beautifully set up with a 5200 gal rainwater tank and a 5200 gal tank for the bore water. The home has solar hot water, which is ideal in our climate and very easy on the wallet. To add to the environmentally friendly side of things there are solar panels which generate enough electricity credits to more than compensate for the

**TYPE:** For Sale

**INTERNET ID:** 8815217

**SALE DETAILS**

**BRING ALL OFFERS FORWARD**

**CONTACT DETAILS**

**Elders Real Estate  
Emerald**

Shop 2/97 Egerton Street  
EMERALD, QLD  
(07) 4987 7779

**Wendy Thornberry**  
0409-640 056

paying of your rates and more allowing for true zero net occupancy cost including household insurance.

The orchard is under reticulation and it features 6 citrus trees, 2 avocados trees, 1 fig tree and 1 mango tree. There is an automatic pop up sprinkler system to all lawns and drippers to all gardens. The chook pen has a cement floor and it is perfectly located up the end of the orchard. The entire property is fenced and it is dog proof and kangaroo proof.

Other features: Built-In Wardrobes,Garden

- Bedrooms: 3
- Bathrooms: 2
- 5 car garage
- Air Conditioning





