

LIFESTYLE

PROPERTY



for sale

- ✓ 3.5 acres
- ✓ Main House
- ✓ 2 Event Rooms
- ✓ 4 Garden Cottages
- ✓ Established Gardens
- ✓ World Class Retail
- ✓ Profitable Business

\$2,750,000

GLENROSE ESTATE

Rates \$8,936 pa. (1 title)
Water Town water & reliable bore
Waste Council collection
Sewer Mains
NBN Yes

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Welcome to Glenrose

Comprising a grand main house, function room & four ensuite cottages set amongst 3.5* acres of award winning gardens in the vibrant, rural city of Warwick, Queensland.

Currently *Glenrose Estate* specialises in hosting intimate groups of patchwork quilt enthusiasts who come to spend uninterrupted time enjoying their hobby, friends & the magnificent, purpose built accommodation, facilities & quilting shop. Retreats are typically booked a year in advance with 7-day occupancy. 2024 is at 85% capacity in forward bookings*.

Years of refinement have perfected the facilities and processes, creating an effortlessly profitable business. New owners will enjoy ease of operation, working part time, and long-term prosperity.

The current owners do not live on site, however, there are options for new owners to live at *Glenrose Estate* whilst maintaining a significant income. An adjoining residence may also be purchased.

The Main Residence

The grand main house exudes timeless elegance with cork flooring, traditional 12 foot ceilings, ornate timber features, opulent lighting, luxurious carpet & lavish curtains that frame the timber windows. Every room welcomes & captivates you in its carefully considered detail.

The four bedroom residence offers two bathrooms, ample living & kitchen downstairs, with an ensuite bedroom upstairs.

Year round comfort is assured with ceiling fans & air-conditioning.

Under the main roof, with a separate entry, is a 110m2* room currently used as a retail showroom with amenities & storage/office. Newly air-conditioned.

The property is sold furnished. Each quality piece has been carefully selected to offer a harmonious blend of comfort, functionality and refined style.

The Garden Cottages

Four garden cottages compliment the main house & enjoy their own space in the established grounds. Each ensuite cabin has a kitchenette, two have spas & all are air-conditioned. The cottages meet the same high standard of finishes, comfort & furnishings as the main house.

Event Venue

Two buildings are currently used for retreat guests as "workrooms". The guests that stay in the cottages gather in these spacious rooms to "work" on their hobby. Both of the purpose built rooms have kitchens and could be used for conferences or any type of event.

Grounds

The current owners purchased the property in 1992. Initially a home to raise their family, 138 Ogilvie Road Warwick has evolved over the years to be the significant estate it now is. Major extensions, renovations & the addition of the cottages commenced in 2008.

Award winning gardens are home to an abundance of birdlife. The property has a reliable bore & irrigation system for easy care of the established grounds. Effective 6kw solar system. Designated area for guest & visitor parking.

Idyllic Lifestyle

As a quilters' retreat this is a very profitable business booked solid year round. You do not need to be a "quilter" to enjoy continued success. New owners may wish to diversify, the estate is an ideal venue for weddings, functions and conferences.

The retail is fully managed, opened 5.5 days per week.

Cleaners service all the accommodation & guest areas. With the current staff one person could operate this business, working minimum hours.

Figures are available to genuinely interested buyers.

There is not a cent to spend, every aspect of the estate is meticulously maintained & flawlessly presented.

Glenrose Estate

138 Ogilvie Road Warwick
(Flood free)

Council Map

Southern Downs Regional Council

