



LOTS OF SHEDS, QUALITY HOUSE PLUS CARETAKER UNIT, PLUS 165 ACRES ON PERMANENT CREEK

Dual Living With Panoramic Views Over Rockhampton, Multi-Faceted Business Opportunity on 165 acre (65ha) Quality holding has now become available. With all of the current infrastructure and potential, there is great value in this offering. BUT ARE YOU READY FOR THE VIEW?

This property could be the very one you have been waiting for. Only 19km from Rockhampton, the property offers the potential of a wonderful lifestyle with beautiful views over the surrounding countryside, as well as having a remarkable multi-faceted income potential, or base for your established business. The combination of these elements could lead to the lifestyle you are seeking.

HOUSING:

 5  6  18  65.05 ha

Price	\$1,650,000
Property Type	Residential
Property ID	1134
Land Area	65.05 ha

Agent Details

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The very pleasant 360 degree views from the wide verandah of this solidly built concrete masonry 4-bedroom home will make you smile every morning. The house is approximately 40 years of age and built strongly. No expense has been spared on the modern 2 Pac kitchen with its luxurious granite bench-top and large stainless steel, 5 burner gas stove and oven with range-hood. A dishwasher is also included. The kitchen opens up to the reverse cycle air-conditioned dining area and lounge, which features a beautiful excellent-functioning fireplace. Good phone, tv and wi-fi reception ensues that you can run your business communications from home.

There are two main air-conditioned bedrooms, one with an ensuite and the other with access to a 2-way bathroom which makes it feel like an ensuite. Two more good sized bedrooms will accommodate a large family. This roomy house also has a large laundry, an office and an extra tv room. Added to this there is an enclosed carport with a delightful rainforest garden effect. On one side of the carport is room to put the family car, then there is the entertaining area which includes brick bar and BBQ area with chimney and seating area. Leave the car outside and you have room for a party.

Apart from this entertainment area attached to the house, the owners have enjoyed the company of many friends and visitors in the "Fardooley's happy hour shed", which houses a character bar, dining and lounge, toilet, shower and kitchen. There are two patio areas attached to this building which catch the cool afternoon breezes – both with invigorating views. Choose which one to sit at to suit the time of day.

A small 1-bedroom modern cottage suitable for AirBnb accommodation with scenic views over the hills and slightly away from the main house, offers potential for cash flow. It could also be used as a granny flat, teenager's retreat or caretaker's residence. The cottage has a roomy shed beside it which could be utilised in a multiple of ways.

SHEDS:

1. 80ft x 30ft concreted floor, gantry and power
2. 8 x 9 x 5 m high shed suitable for storing caravans and large machinery
3. 12m x 6m x 3.5m 4 bay machinery shed
4. Garage beside the cottage – 6m x 6m
5. Bush camp communal kitchen shed
6. Happy Hour Shed (with bar and lounge)
7. Single carport attached to house afore mentioned

WATER:

Rainwater tanks supply water for the house and cottages

Creek Water – This property is bounded on one side by a creek offshoot from the Fitzroy River, so river water is pumped to a large tank on the hill and gravity fed to other parts of the property.

Bore Water – There is a 60ft bore with a 700 g/h capacity plus pump. This has hardly been utilised as it hasn't been required.

POWER:

1. 240 Volt mains power is connected to the house, cottage and main shed.
2. Mains power is supplemented by a near 10kw solar system, some of which is fed back into the grid lowering the power bills yet again.
3. A 3 phase system is available on the property

INCOME POTENTIAL:

1. There are a couple of very fertile cultivatable flats on the property so cropping could be considered.
2. The property is set up as a bush camp with unpowered caravan, RV and tent camping sites to accommodate their friends, family and RV and caravan

club members. There is an amenities block, communal kitchen and dining area in the camping area. It has been a part time hobby for the owners who have enjoyed hosting communal campfires and happy hour evenings (for approx 5 months a year – to suit their own lifestyle). It could lead to lots of exciting new ideas for the energetic purchaser.

3. The flat areas on the property allows for anyone with a business with trucks or large machinery to be able to park and turn with ease.

GENERAL COMMENTS: This is an amazing property with so many opportunities to prosper and maintain a wonderful lifestyle. You have the benefit of easy accessible hilltop living as well as surrounding creek flats to suit your various needs. The owners are looking for change in their own lives, so after 40 years of building the property from scratch and raising a large family, have decided to offer it to the market. The buyer will certainly reap the rewards of their combined efforts.

You simply need to inspect to truly appreciate what is on offer here.

Contact Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 for enquiries and to arrange a private viewing.

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