



GROSS INTERNAL AREA
 FLOOR 1: 176 m², EXCLUDED AREAS:
 DECK: 43 m², PATIO: 30 m²
 PORCH: 5 m², GARAGE: 23 m²
 TOTAL: 176 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

SOLD

HISTORY AND POTENTIAL IN THE VILLAGE OF "PALUMA"

Down to Earth Realty is proud to represent the owners of "Ivy Cottage" in offering this unique property for sale. For over 70 years Ivy Cottage was the pivotal point and meeting place in this beautifully tranquil rainforest village, just an hour's drive north of Townsville and less than an hour south of Ingham.

Ivy Cottage has always been First and Foremost a family home, however during World War II, she was renamed 'Hotel Australia' by the Australian troops stationed in Paluma, to monitor the radar station, 'man the guns, and care for the sick and injured service personnel at the convalescence hospital.

Following the war, Ivy cottage continued to provide welcome refreshments to visitors as the "Devonshire Tea House" in the 1960s and has continued as a Cafe and Bed & Breakfast through several dedicated owners until recently, when changing circumstances and global events have led to her closing, and her present owners plan for retirement.

Nestled into the sloping gardens that lead directly into the rainforest, Ivy Cottage is constructed predominantly of locally acquired Silky Oak which is featured in the large Foyer/dining room, complemented by the wide cover timber deck that runs the full length of the house, overlooking the terraced gardens and rainforest.

There are 3 reverse cycle airconditioned bedrooms, a combined bathroom, and toilet, plus two additional toilets, a lounge & dining room with fireplace, and high art deco ceiling.

The well-appointed kitchen includes a double gas oven with a 5 burner cooktop, a separate scullery and kitchenette/servery, commercial fridges, and a freezer.

To the side and out of the way is a large lockable garage and large fully powered workshop as well as a garden shed, all under 420m² of the roof. Ivy cottage has a rainwater tank and is fully wired for generator power should the mains power fail during wet weather, and this is also the only block in Paluma that is zoned – Commercial/Local shopping.

Surrounded by hundreds of acres of World Heritage Wet Tropics National Park, this property and the village of Paluma are truly unique, with world-class birding, well-marked walking trails, stunning views, and crystal-clear spring-fed creeks and waterfalls less than a kilometer from your front door. Just half an hour's drive away is Lake Paluma, part of Townsville's water supply, which offers the opportunity for tranquil canoeing, and even more bird watching, and platypus spotting.

Let's take a look, if this is fitting your style, call Vikki now and book a viewing on 0472 910 300.

3 BED | 1 BATH | 2 CAR

PRICE:
\$295,000

OPEN FOR INSPECTION:
N/A



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