



FOR SALE

A LIFE OF ADVENTURE – THE COMFORTS OF HOME!

Do you live for adventure, but can't live without the comforts of home? This Calico Creek property has it all.

Over 95 acres, at the end of the road, 15 minutes from the regional centre of Gympie and 45 minutes from the coast at Noosa. It is estimated that over 50 acres is currently used for grazing, with the balance natural bush. The fertile red soil has historically been used for small crops and fruit production. It still has a number of fruit trees including a small Avocado orchard! The bush adjoins, and has direct access to, Amamoor National Park and through to Amamoor State Forest. Whatever your activity, this property presents all the options.

The main homestead, surrounded by picturesque established grounds, with retainer walls and edged gardens, is sited at the front of the property. From the garden you climb the stairs to be welcomed by wide verandas on two sides of a totally renovated Queenslander. You are elevated here and the view over the region through to the city of Gympie is spectacular. It even has a night time view!

While the exterior is amazing, when you enter the home, via an entry hall, it just gets better. Features include polished timber floors, timber walls, high timber ceilings and period trim. The centre of the home is a cosy lounge/sitting room. The enclosed rear veranda adds another option to the living space. It leads to a new galley kitchen that has loads of bench space and cupboard storage that includes a large pantry. There is a separate dining room, four bedrooms, three with direct access to the veranda, and one new stylish bathroom.

Internal stairs lead to a great rumpus room where the uses are only limited by your imagination. Downstairs has full bathroom facilities. But there's more ... An extra development area, complete with the third bathroom, is waiting for your finishing touches.

Now for the cottage! Totally self-contained, it is close enough, yet has its own space. It has a large living area, an eat-in country kitchen, two bedrooms and one bathroom.

Outbuildings include a 4 bay machinery shed and an industrial size shed with 3 phase power and concrete floor. This has been partially developed as a stable complex, but could suit any

6 BED | 4 BATH | 4 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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