



# FOR SALE

## CHATEAU STYLE - HOME ON 18 ACRES

### LAND

- 7.42ha of improved pasture, fully fenced.
- Tree-lined permanent Calico Creek through the length of the property

### LOCATION

- Close to Gympie itself, only 12 kms away.
- Calico Creek is found south of Gympie right in the heart of the Mary Valley.
- A quick commute to the M1 itself and the Sunshine Coast and Brisbane.

### PROPERTY INFRASTRUCTURE

- Huge, secured high-roof, I/up shed with adjoining stables
- Extensive orchard with established garden beds
- A wood-fire pizza oven entertainment area and multiple outdoor recreation areas
- Solar is installed on the property with 32 panels (approx. 8 Kw).

### HOUSE

- The chateau style house has a striking high arched roofline design
- 3 large bedrooms with multiple living zones. Could easily be 5 bedrooms.
- Polished timber flooring, tiles, ornate cornicing, 2 fire-places, air-conditioning,
- A large country style gourmet kitchen overlooking the back deck and Calico Creek
- A ground floor fully self-contained apartment,

### POSSIBILITIES

- The creek flats lend themselves to creek-side camping or a wedding/party venue (STCA).

3 BED | 3 BATH | 7 CAR

### PRICE:

\$1,100,000

### OPEN FOR INSPECTION:

N/A



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