



**SOLD**

## A LITTLE RUSTIC CHARM ON A PEACEFUL ACREAGE

Welcome to a unique acreage living opportunity in Little Mulgrave. The 2.2-hectare (5.43Ha) property was the original Peever's family home. This charming rustic home was built over 75 years ago and purchased by the current owners 25 years ago.

Offering four spacious bedrooms, one bathroom and a large full-length deck/entertainment area, making it an ideal choice for those looking to get away from the hustle and bustle of city life.

The property is situated in a tranquil rural setting, surrounded by over 3000 native rainforest trees which were planted along the boundary to guarantee privacy. The location allows you to enjoy the beautiful natural scenery of the countryside with a seasonal creek running along the boundary and several swimming holes in adjacent Pilbra Creek.

Spread across the 2.2 hectares is a variety of structures, 3-4 bay under cover parking with power, offering plenty of additional storage space. These sheds are ideal for storing any gardening equipment, workshop tools, or anything else you may need.

There are many fruit trees: banana, grapefruit, mandarin, jackfruit, avocado, starfruit, and guava. Town water is connected, underground power from the mainline to the house, satellite internet 4.2 kw solar inverter with 21 panels on the roof.

Wildlife: wallabies, frog pond, Ulysses and birdwing butterflies, over 90 species of birds recorded including buff breasted paradise kingfisher, white eared monarch, Wompoo fruit dove and red necked rail.

The property is well setup for horses with shelters, post and rail fences and a 60m x 20m arena. This is a rare opportunity to enjoy the peace and quiet of acreage living, while still having easy access to Gordonvale just 14klm away and 37klm to Cairns.

This property offers one of the best acreage living opportunities in Little Mulgrave and is sure to be snapped up soon.

For further information and to arrange an inspection, please contact Sharon Vyner today.

**4 BED | 1 BATH | 3 CAR**

**PRICE:**  
\$710,000

**OPEN FOR INSPECTION:**  
N/A



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