



**SOLD**

## AN ENVIABLE COUNTRY RETREAT

If you have been looking for a lifestyle property which has the ability to become an income earner as well look no further. This 94 acre (approx) 38.04Ha farmlet is located in the ever picturesque and popular Bauple area of South East Queensland and is within one hours drive of Rainbow Beach and only 40 minutes to the sea side villages and boat ramps which are dotted along the Sandy Straits which run between the mainland and Fraser Island. It is 10 to 15 minutes drive to the Bruce Highway and from there either 30 minutes to Maryborough or Gympie.

With approximately 15 acres of rich volcanic red soil at the front of property being developed over the years and growing a variety of tree crops plus other fruit, veggies, herbs etc. This area has irrigation in place with water provided by a large dam equipped with a pump and 3 phase electric motor.

The balance of the property ranges from natural bushland to areas which have been previously cleared.

A gully runs across the property and has a diverse range of habitat along its banks.

Water is not a problem with two other dams on the property plus a Bore.

The improvements on the property include a beautifully presented 3 bedroom, 2 bathroom home set in landscaped gardens. The home has under gone a total transformation over the last couple of years and the photos do not do it justice.

A smaller demountable home which could be used as Air BNB, Granny Flat, home business or maybe for the occasional worker who you may need to help you on the farm.

There is a lockable steel shed 18m x 6.5 m, plus 2 machinery sheds and various garden sheds. A purpose-built aviary of large proportions which has been extremely well built to make it absolutely vermin proof.

To help with cultivating seedlings, plants etc there is a 26m x 6m greenhouse.

Established orchard with approximately 200 established fruit and bush tucker trees, herb and vegetable gardens with Lemon Grass, Rosemary and many other varieties all growing on the rich red soil.

A flock of sheep act has natural lawn mowers and keep the areas of the property that are not being used for food production under control.

There is 171,000 Litres of water storage on the property for use in the home and around the property.

This diverse property has stands of natural hardwood timber scattered over its remaining 70 plus acres which could be harvested and on sold to local timber mills or maybe used in construction of more infrastructure on the property or just left as is to help

**3 BED | 2 BATH | 5 CAR**

**PRICE:**  
**\$1,150,000**

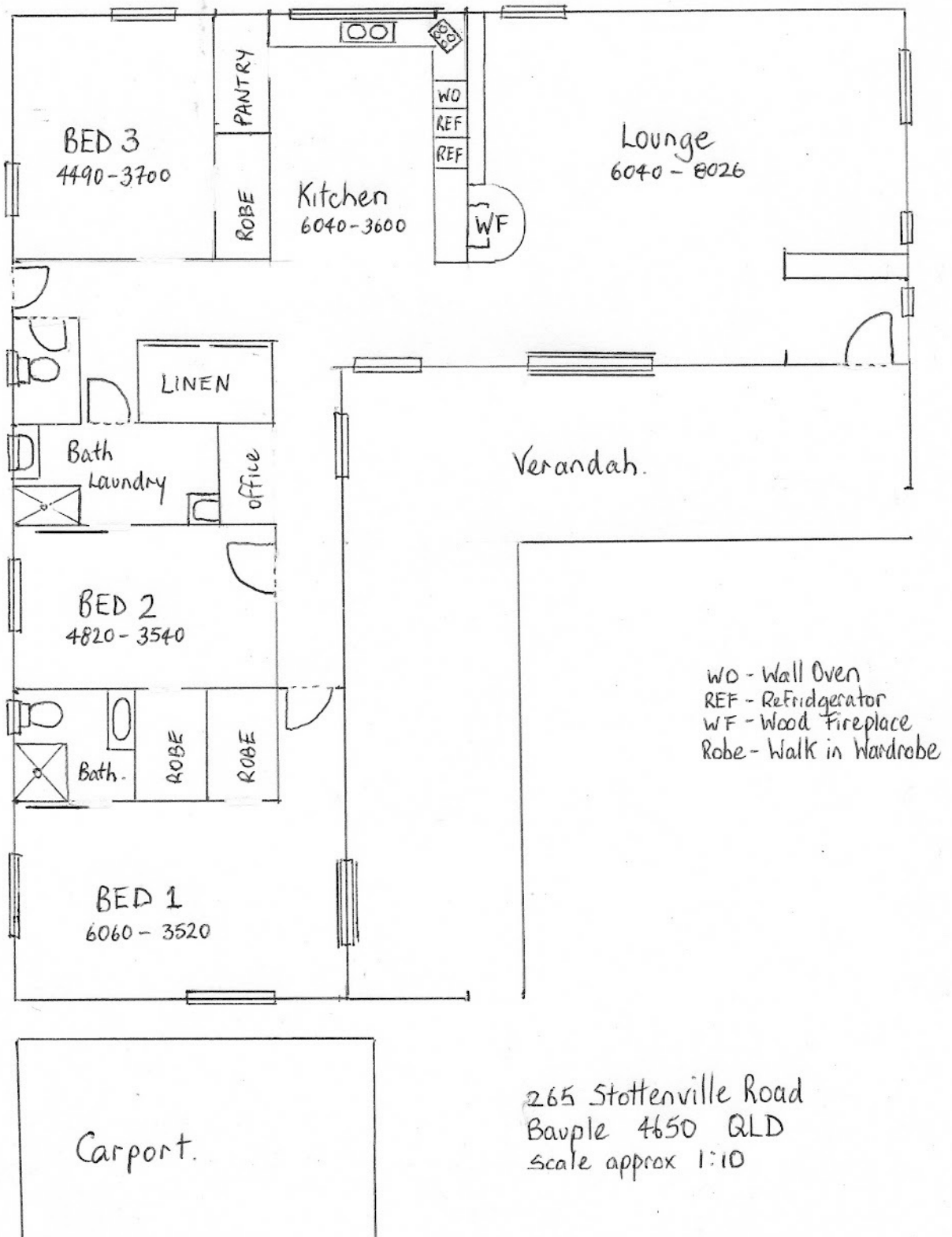
**OPEN FOR INSPECTION:**  
**N/A**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.