



# SOLD

## NOOSA HINTERLAND / CATTLE / LIFESTYLE / INCOME

Covering 177 acres of droughtproof, softly undulating improved pasture, the property is situated in a very private green valley of adjoining large cattle properties. There are bitumen roads to the front door, good fencing and laneway setup and high annual rainfall. With the ability to run 120 Breeders + progeny to weaning all year round, this highly productive farm has solid income earning attributes.

The 5-acre dam gives a magical aspect for any tourism venture or for a new home overlooking the water. The stockyards are updated for beef cattle with new crush and ramp and the solid dairy shed could be set up for overnight stays as it already has its own toilet and air-conditioned office. Relax or work your livestock and end your day with a swim at Noosa or enjoy a fine pub meal at the brilliant Kin Kin Hotel, which is only an 8 minute drive away.

With the rise of the "drive-to-destination" trend, farming tourism in Noosa hinterland is expected to remain a cornerstone of the local economy. As more people opt for shorter stays and explore affordable local destinations, rural escape owners in the region have a unique chance to thrive in this evolving landscape. This property lends itself to a viable mix of agriculture and tourism.

### Attributes:

#### Property Highlights:

- Comfortable 3-bedroom homestead with views over the whole property
- Sustainable living with water, fertile soil, and established pasture
- Equestrian facilities with sand arena, horse yards and round yard
- Location perfect 35 mins to Noosa, 8 mins to Kin Kin village
- Almost flat; flood free; cleared with improved pastures; ex dairy farm
- Quality property in a tightly held, sought after location.

#### The Homestead:

- 3-bedroom highset homestead with views property
- Outdoor living area for entertaining
- Modernised kitchen and bathroom
- Large lounge room air-conditioned

3 BED | 2 BATH | 12 CAR

PRICE:  
\$2,200,000

OPEN FOR INSPECTION:  
N/A



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