



## FOR SALE

### MARY VALLEY, 2 QUALITY HOMES, LOCATION, PRIVATE

A property boasting 2 high value, magnificent homes on 2 separate titles spanning a total of 158 acres. This property is offered as 1 parcel and is situated in a very private, lush valley with views of adjoining large, green, cattle properties. Whatever you desire in life, this location should provide the land, views and infrastructure to meet most needs. The homes are each of a different style, but both high quality finish and would suit 2 families. There is even a 3rd original unlivable Queenslander if you wish to renovate a third dwelling!

There are bitumen roads almost to the front door from Amamoor, Kandanga and the nearby Bruce Highway, making access very easy. The location is enviable. Noosa beach, and its restaurants and coffee shops, are a short 45 minute drive away. The Sunshine coast is less than an hour and Brisbane is under 2 hours to the airport. This property is a private, green valley at the end of the short road with magnificent homes to find that elusive peaceful getaway after a busy week or day.

The 2 titles each have a home and share a good gravel easement access. The first title is 143 acres and its near new home is a huge 600 sqm on one level, with 5 bedrooms, 2 bathrooms and 3 toilets and has been built to embrace the Queensland climate. 3m (10') ceilings throughout, top quality fittings, ceiling fans and air conditioning, and space for all the family. This is a home to admire and it is positioned on a rise to overlook almost the whole property. It is simply breathtaking!

The second title of 15 acres, has a very comfortable, newly renovated Queensland home of 3 bedrooms, 1 bathroom, separate living rooms and glorious views over a large dam and surrounding distant farms. This house promotes peace and tranquility.

The 4 large dams give water security and provide a perfect vista from both homes overlooking the water. The stockyards are steel and recently updated provide feed for 40 breeders and progeny. Fencing is mostly new to good whilst the property currently has 3 paddocks with improved pastures. The property is forest soil on the southern side with rich, red scrub soils on the northern side.

This is a great location for any business opportunity you may wish to pursue or simply enjoy the

8 BED | 3 BATH | 3 CAR

PRICE:  
\$3,100,000

OPEN FOR INSPECTION:  
N/A

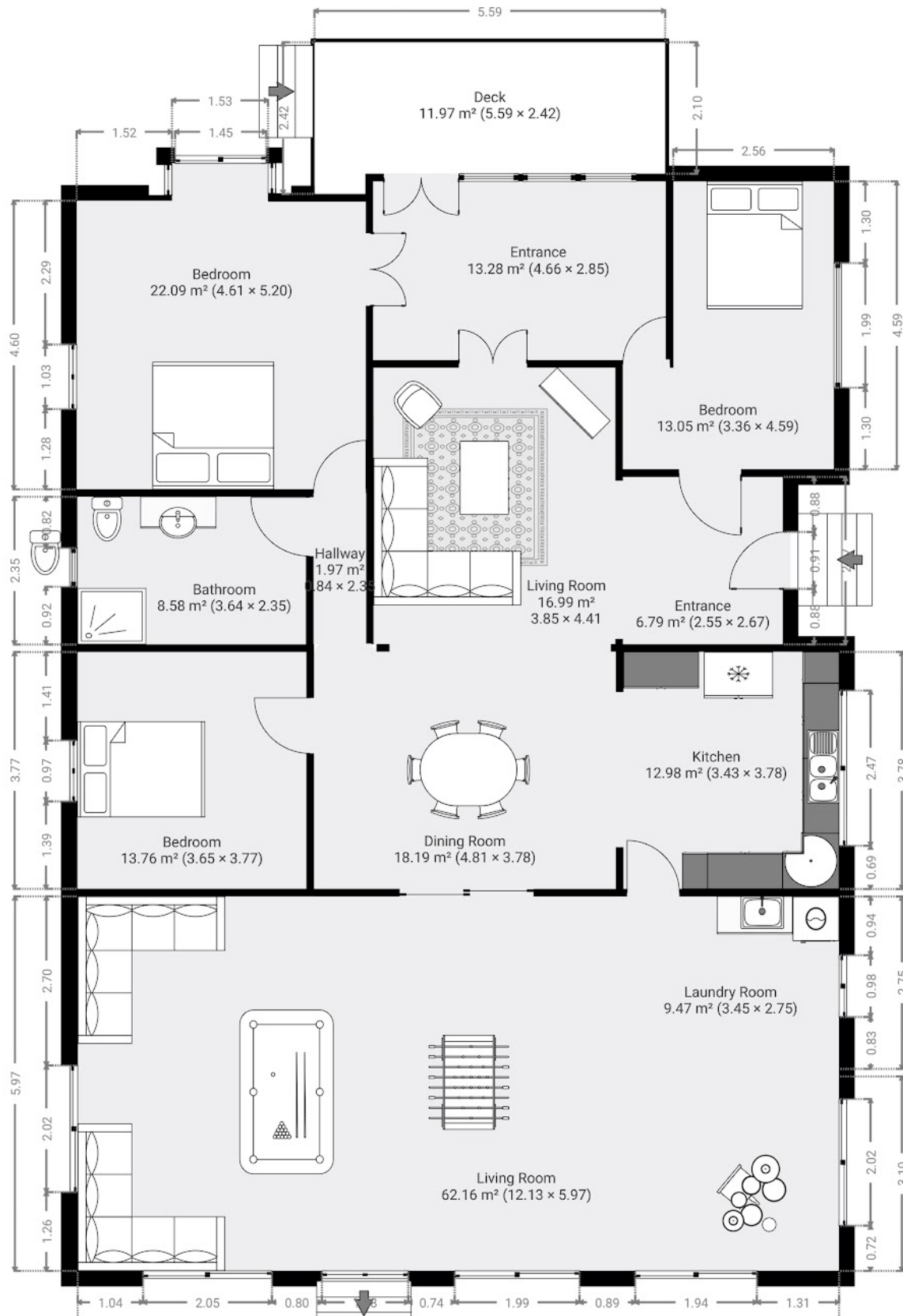


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# 70 Warne Rd, Kandanga Ck

TOTAL AREA: 211.16 m<sup>2</sup> • LIVING AREA: 199.20 m<sup>2</sup> • FLOORS: 1

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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.

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND.

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