



FOR SALE

PRIME GRAZING LAND FOR SALE – PERFECT FOR LIVESTOCK & RURAL LIFESTYLE

Set in the highly sought-after eastern side of Gympie, "Bella Vista" offers a rare opportunity to secure 117 acres of prime grazing land, combined with a beautifully maintained contemporary home and excellent infrastructure. Perfectly positioned with stunning rural views, this property is the ideal blend of lifestyle and functionality.

Key Features of the Property:

- Land Size: 117 acres (47.52ha) of lush, improved pastures with Rhodes, Setaria, and Legumes, providing excellent grazing conditions.
- Carrying Capacity: Capable of supporting 40 breeders year-round in a typical season, with potential to improve capacity with irrigation.
- Water Supply: Reliable water sources throughout the property, including troughs supplied by an equipped bore, as well as two water courses – Ginger Creek (with a concrete weir and licensed water rights) and an unnamed watercourse feeding into a large dam.
- Fencing: All fencing in good condition, with the property divided into 5 paddocks and a holding paddock around quality steel cattle yards.
- Shed & Storage: A large 13m x 9m Colourbond shed with cement floor, roller doors, and power, plus a 3.2m x 9m skillion lean-to.
- Additional Features: 4 x 5,000-gallon poly tanks, a dam, and access to water from Ginger Creek and an unnamed water course.

Key Features of the Home:

- Home Size: Immaculately presented 4-bedroom contemporary home with 291m² of under-roof living space.
- Master Suite: Spacious master bedroom with an ensuite, walk-in robe, and separate toilet.
- Additional Bedrooms: Three generously sized bedrooms, all with ceiling fans, air conditioning, and built-in robes (one with a built-in desk).
- Bathrooms: Main bathroom with large walk-in shower, separate bath, vanity, and separate toilet.
- Living Spaces: Oversized open-plan living area with abundant natural light and expansive rural views.
- Kitchen: Stylish kitchen featuring Caesarstone bench tops, a dishwasher, gas cooktop, and electric wall oven, complemented by a well-designed butler's pantry offering plenty of storage.
- Flooring: Rich hardwood polished timber floors in the living areas, adding warmth and character to the home.

4 BED | 2 BATH | 6 CAR

PRICE:

\$2,300,000

OPEN FOR INSPECTION:

N/A



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Ground floor

211 Henry rd

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position



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.