



FOR SALE

RARE INVESTMENT + LIFESTYLE OPPORTUNITY. HORSES AND INCOME.

Exceptional 10.5-Hectare Lifestyle & Income Opportunity – Minutes from Brisbane CBD
Welcome to 76 Foley Road, Hemmant, an extraordinary 10.5-hectare estate offering a rare combination of scale, lifestyle, income, and future potential, all within close proximity to Brisbane's CBD.

Set on expansive grounds, the property features a massive 7-bedroom residence with approximately 700m² under roof, delivering a level of space and flexibility rarely seen. With two-way access to the property, it's perfectly suited for separating living and business operations. Currently operating as a strong income-producing asset, the estate generates from established horse facilities, supported by a long-term caretaker tenant of over 10 years providing 24/7 supervision and security. In addition, the property presents huge commercial tenant potential, making it ideal for further income expansion.

The scale and versatility of the land open the door to a wide range of uses, including:

- Equestrian lifestyle and horse facilities
- Commercial leasing or business operations from home
- Boutique accommodation or retreat-style living
- Events, functions, or large private gatherings
- Long-term land banking with future upside

With its vast open space, privacy, and strategic layout, this is a property that can be tailored to suit both lifestyle buyers and serious investors.

Positioned just minutes from Wynnum waterfront, approximately 15 minutes to Brisbane Airport and only 15km to the CBD, it offers the perfect balance between convenience and seclusion.

Key Features:

- 10.5 hectares of prime land
- Massive 7-bedroom residence (~700m² under roof)
- Two-way access to the property
- Approx. \$200,000 annual income.
- Long-term caretaker (10+ years) with 24/7 supervision/security (\$52K P/A)
- Huge commercial tenant potential (\$100K P/A)
- Ideal for equestrian use, business, or lifestyle buyers (\$150K P/A)
- Rare large-scale landholding close to Brisbane CBD

A property of this scale, flexibility, and income potential is incredibly rare in Hemmant.

9 BED | 7 BATH | 13 CAR

PRICE:
Offers Over \$5.9M!

OPEN FOR INSPECTION:
N/A



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76 Foley Road **HEMANT**

10 | 8 | 4 | 1,721m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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.

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