

ron jeffery

**SOLD****LIMERIDGE GROVE AMAMoor**

THE OWNERS ARE RELOCATING AND NEED TO FINALISE A SALE. DON'T MISS THE OPPORTUNITY!

With rich volcanic soil, Amamoor is orchard country, and LIMERIDGE GROVE is right in the middle of this country, just outside the village of Amamoor. It is 15 minutes from Gympie, half an hour from the coast at Noosa and only 5 minutes off the new freeway, on your way to anywhere!

The established orchard at LIMERIDGE GROVE has a proven history of consistent financial returns. The orchard, comprising over 800 Tahitian Lime trees (with plans to expand) and 300 Dragon Fruit trees, is well established and easily operated as a family business. It is currently run by a husband and wife team. The fruit is grown, picked and packed on-site, and leaves the farm heading straight to market. The orchard covers an area of less than 20% of this 38 acre property, leaving plenty of grazing opportunity for horses or cattle (yards included).

Orchard/farm infra-structure includes:

- \* Water - one large and a number of smaller dams, two bores and tank storage, with all the necessary pumps and irrigation equipment,
- \* Outbuildings - to house cold storage, packing facilities, workshop and tractor & vehicle parking,
- \* Plant and Equipment - all equipment necessary in the operation and maintenance of the orchard and farm.

Family accommodation and outbuildings are grouped together, in a parkland setting, at the end of a long driveway. The spot offers total privacy and has a wonderful outlook over the large dam. The main house is an as new two bedroom home that features inside/outside living. You have a choice of a semi-enclosed rear deck, a front deck with a dam good view or the air conditioned/slow combustion heated comfort of inside living.

An entertaining area separates the main house from the fully self-contained guest accommodation. This area includes a large multi-function room with great kitchen facilities, storage and office space.

LIMERIDGE GROVE offers an opportunity to live, work and play on your own property in the beautiful Mary Valley. Serious buyers will be provided with full financial disclosure.

**3 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$825,000

**OPEN FOR INSPECTION:**  
N/A



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