

**1044 Eumundi Kenilworth Road, Belli Park, Qld 4562**



**Sold House**

Tuesday, 28 November 2023

1044 Eumundi Kenilworth Road, Belli Park, Qld 4562

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 13 m2**

**Type: House**



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**\$2,240,000**

Get away from it all on this working farm with 3 dwellings totalling 7 bedrooms and 3 bathrooms yet only 10 mins to Eumundi! Currently running cattle, but ideal for horses. Fully fenced into 7 paddocks with 8 dams and stock troughs, 2 stables, tack room, 6m x 9m shed, holding paddock and head bail. Also an enclosed chook pen with its own 1,000 gallon water tank. Good water supply with 7 tanks available. Plenty of room for an arena and more stables. Direct access on horseback to Mapleton and West Cooroy riding trails, or by float to other nearby trails and facilities. Easy parking for floats, and lots of paddock space for horse agistment. Original cottage and studio could be used as bunkhouse accommodation for visiting riders. Or you could even run a guided trail ride enterprise! A fabulous Garth Chapman Queenslander built in 2004 is set high on the property with views to Mt Eerwah and surrounds. Wrap around verandahs offer plenty of spaces to enjoy the winter sun or shade in summer. Beautiful leadlights surround the front door as you enter into the spacious open plan living area with hardwood timber floors, 9' ceilings and wrap around windows. There's a wood heater in the family dining area for those chilly evenings and the large kitchen area has lots of storage and pantry space. All three bedrooms are extra large with bedroom two currently used as an office with fabulous wrap around windows and views. The main bedroom has a sitting area, walk in robe and access to the bathroom. Underneath the house has room to park 6 cars or potential to build in for more living space and bedrooms if needed. The second dwelling is an original cottage c. 1970's (needing restoration) and has raked ceilings in the living area, 3 bedrooms, carport and storage shed. There's even a separate studio with bathroom (also needing work) that would be ideal for artists or writers wanting a retreat. Lots of potential here! This great location on a bitumen road is only 400m from the front gate to Mrs Browns Diner for the best burgers and coffee! Noosa Main Beach is a mere 34 mins away. Easy access the other way to the picturesque countryside and villages of the Blackall Range and Mary Valley. Contact me for a detailed information sheet including water supply and list of fruit trees. Inspection by appointment only.