1253 Mossman Mount Molloy Road, Julatten, Qld 4871

House For Sale

Friday, 3 November 2023

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Bedrooms: 4   **Bathrooms: 3**   **Parkings: 4**   **Area: 89 m2**   **Type: House**

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Offers above $3M considered

Astute buyers are sure to recognise this rare and exclusive opportunity to secure an iconic property in the highly sought after Julatten hinterland that represents both an enviable lifestyle and the prospect of lucrative income potential.Set on 220 acres of prime, undulating, predominantly cleared land intersected by seasonal and permanent waterways, the property also features a classic and luxurious Queenslander-style home with separate guest or caretaker accommodation; professionally designed tropical gardens; an expansive equipment shed; well laid out laneways and cattle yards including main crush and calf crush; additional out buildings; numerous dams (several being spring fed); and dual groundwater bores pumping to holding tanks that provide fresh water requirements for the homestead and year round supply to the cattle troughs.From the ultimate lifestyle to business ventures such as destination weddings, intimate retreats, bespoke conference events or intensive cattle rearing (as is the current practice), this property exemplifies the type of opportunity that is limited only by your imagination.An attractive entry statement complete with electronic gates prefaces the property's sealed driveway that meanders past paddocks and gardens to provide the first glimpse of the luxurious homestead that sits proudly on its elevated position, brimming with character.The deep, covered, wrap around verandah gives way to the formal entry hallway that reveals classic architectural details and the elegant polished timber floorboards that feature throughout the home.With their combination of air conditioning, ceiling fans, louvre widows, high ceilings and direct verandah access, the three oversized bedrooms have your year-round comfort assured.The two opulent bathrooms comprise a large shower ensuite with dual vanities and the main bathroom providing both bath and shower options and the convenience of a separate toilet.At the heart of the breezy, open plan living, dining and entertaining space is the fully optioned gourmet kitchen with its stone benchtops, dual ovens, low profile cooktop, dishwasher, freestanding breakfast bar, feature mosaic tiling/splashback and inspiring views out across the formal front gardens. Numerous timber framed bi-fold doors from the kitchen, dining and lounge area open directly onto the verandah and the pair of integrated gazebos that provide a seamless transition between indoor and outdoor living.Whether it's dining alfresco style, enjoying a morning or evening refreshment, relaxing in the heated wet edge pool or simply immersing yourself in the tranquility of your surroundings and the 360-degree views that take in sunrises, sunsets, mountains, gardens and the carefree amble of livestock, you'll be spoiled for choice. Beyond the main homestead and linked via a covered walkway is the recently completed guest or caretaker accommodation comprising an enclosed patio, full kitchen, lounge/dining space, bedroom and bathroom.Another covered walkway links the expansive shed that would perfectly complement any program of small to medium scale farming or livestock rearing across the 220 acres of predominantly brachiaria based pastureland conservatively able to carry 150 head of adult cattle throughout the year. Alternatively, the shed could also be easily converted to a large scale barn-style dining venue that would enhance the food and beverage requirements for potential event staging.Recognised by National Geographic as having one of the best temperate climates in the world, Julatten is located approximately 15 minutes' drive from Mossman, 30 minutes from Port Douglas and 80 minutes from Cairns Airport.For additional information about this unique opportunity, contact Michael on 0403 066 189 or msamson.portdouglas@ljhooker.com.au