

**1815 Mary Valley Road, Amamoor, Qld 4570**

**exp** Australia

**Acreage For Sale**

Sunday, 5 May 2024

1815 Mary Valley Road, Amamoor, Qld 4570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 28 m2**

**Type: Acreage**



Paul Bielby  
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## Presenting offers

The market has revealed an opportunity for acreage buyers to secure this high-quality property in an ideal central location. Just North of Cooroy and South of Gympie, this Mary Valley property is located on the Northeastern end of the rural suburb Amamoor. Commuting and working is a breeze from here with easy access to the newly upgraded Bruce Highway only minutes away. The property comprises of 69 gentle undulating acres which take in over 700m of frontage onto north running Mary River. Canoeing, fishing, and swimming can be enjoyed on the fine river-sand banks, and irrigation is already established underground with 6-inch laid pipes with hydrant and livestock trough ends. This property would serve horses well and was previously running 50 head of cattle year-round, the current owner has had success with ginger in the rich river country soil. The property has quality external fencing with top paddocks in the higher country. A stunning family home by anyone's standards, with high ceilings, multiple fireplaces near new air-conditioners, and loads of storage. The workable laundry is one of the best we have seen and connects the living areas to a massive (7.5m x 6.2m) second living area, currently being utilized as a home gym and rumpus room. The kitchen sports polished stone bench tops, plenty of bench space and storage and is centrally located to enjoy wide open views across the property through full-height feature windows in the living area. The entire home is generous in proportions, with large bedrooms. The master bedroom is over 6m square, not including the spacious walk-in wardrobe and ensuite. Your lifestyle will improve simply by waking each morning and taking a dip in the near-new magnesium mineral pool, right outside the master bedroom. The home is set just back from the road on the highest point of the property and access is via a 2-way driveway and porte cochere entrance for visitors and day-to-day parking. The property has ample parking and storage for vehicles with 2 large sheds, ideal for larger machinery. This working property has a high-capacity bore and 3-phase power. I can't wait to show you around this rare offering soon, currently all inspections are by appointment only by calling Paul Bielby Exp Australia.

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