

186 Collins Road, Ninderry, Qld 4561

Raine&Horne.

House For Sale

Friday, 19 April 2024

186 Collins Road, Ninderry, Qld 4561

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 13 m2

Type: House



Shannon Astill

0405729513

Offers over \$4,000,000

This dual living opportunity is only minutes from the Sunshine Coasts best beaches. A Family home on river frontage set on 33+ acres has everything on your must have list! A fresh single level renovated 5 Bedroom home with resort style 25m lap swimming pool, tennis court, lavish kitchen to name a few! Fenced paddocks for livestock, fresh bore water for agriculture, Dual Living element the 2nd dwelling for the passive income stream. Loads of added infrastructure and massive potential here so look no further!.At a glance:House:* 5 bedrooms with WIR, 3 bathrooms, 6car* Dual living property with 2nd 3bedroom dwelling* Tiled living areas, dining room, sun room and rumpus* Chefs kitchen, fully renovated, Falcon appliance * Built in zip tap, dishwasher and breaky bar, walk in pantry* Ducted air conditioning and fans throughout :commercial grade* North facing living areas, Views to Mt Ninderry* Oversized outdoor patio area* Tennis, basketball, volleyball and badminton court* Resort style pool area with thatched hut with dedicated BBQ area, spa and sauna* 25mx3m lap pool, additional 6mx9m recreational area with "naked" filtration system * Upgraded to 2 x pumps with dedicated pump shed* Separate laundry loads of bench / storage* Office / Study space* Dedicated children's play area with soft fall mulch including a trampoline, funky monkey bars* 4 x car carport* 4 bay shed, built in workshop, 3 phase power* 2 bay shed used as gym with integrated internet hub access* Established orchard with irrigation system for mango, mulberry, finger limes, mandarin, orange, sapote, macadamia, avocado, lychee* Waste water system for both dwellings Taylex and Neverfail* Freshly painted and tiled throughout the whole farm house* Council Approved 2nd dwelling 3Bed, 2Bath 1Car currently tenantedProperty Infrastructure:* Graded asphalt/gravel driveway* Freshwater stream flowing through property* Spring fed dam* Bore water with potable water and high flow rate* Bore water troughs plumbed to all paddocks and to PPOR* Bore water spigots plumbed into paddocks for a travelling irrigator* Water tanks x 4 about 10,000 gallons each plumbed to PPOR rain water* UV water filtration + charcoal filtration* Recent electrical upgrade to existing 3 phase power increased power supply from street (meter box) to PPOR and remainder of farm upgraded power boards* Covercrete applied to whole surroundings of main residence, carport and outdoor areas* Fronius solar system 20 panels installed* Fencing blue scope fencing with split posts throughout, currently used for cattle, sheep, goats and horses* Paddocks divided into 2 to 4 acres per paddock with a total of 10 paddocks, including house paddock* All paddocks have been subject to pasture improvement with customised fertiliser blends producing excellent feed * Currently carrying 1 bull, 13 heifers and 10 calves; a dozen sheep and goats* No steep areas with undulation, flat and usable land* Livestock yards usable for both small sheep, goats, and large cattle* Commercial grade security systems, extensive remote access and usability* upgraded internet, TV aerials, services dishes* Exclusively private with no neighbours within sight or sound, tree/river lined property along borders only, paddocks are ideal for livestock, horses* River frontage added access ramp and BBQ area Potential:The following are the possible uses of the land* Ecotourism 8 dwellings THOW allowable STCA used as farm stay & Airbnb* Caretakers Cottage (Material Change of Use Application STCA) for up to multiple workers, caretakers residences* Commercial enterprise warehouse STCAPotential buyers are advised to conduct their own independent due diligence to confirm compliance, applications and approvals. Vendor has various reports and further information for the successful purchaser ie:* Helipad* Equestrian application/sLocation: This amazing location is 20 minutes to everywhere. Ninderry has access to the M1 to drive north or south bound, also easier access to local schooling, restaurants / cafes and of course our sensational beaches.Contact Shannon immediately to inspect this once in a lifetime opportunity!Shannon Astill 0405729513