

193 Highlands Road, Eudlo, Qld 4554



Acreage For Sale

Sunday, 10 March 2024

193 Highlands Road, Eudlo, Qld 4554

Bedrooms: 5

Bathrooms: 2

Parkings: 11

Area: 8 m2

Type: Acreage



Greg Young

Auction

This boutique spelling and breeding farm is truly an outstanding property that has to be inspected to fully appreciate the intricate planning and work carried out by the current owners. Completely rebuilt from the ground up, the 20 acres has all the facilities to breed and train horses plus the opportunity to add on other businesses. This property is very private from the road. The unique horse themed entrance with the large iron electric gates makes a grand statement. The driveway meanders over Eudlo Creek and is lined with attractive Pencil Pines giving an exciting anticipation of what one can expect to discover. The residence is a two-storey comfortable Queenslander home, set amongst well-manicured lawns and gardens overlooking the paddocks and dams. The home has been extensively renovated inside and out. A new iron roof and guttering has been installed. On the first floor, a large verandah overlooks the paddocks allowing the owner to check on the horses at any time. There is a modern kitchen with Miele hotplates, Smeg oven and stone bench tops. The lounge has a pot belly stove for those chilly winter nights while the ducted air-conditioning will keep the interior cool in summer. The main bedroom is located on the first floor with its own private verandah giving access to the pool entertaining area. The ensuite has twin vanities, an attractive claw foot bath, shower, pedestal basin and walk-through robe. An office is located adjacent to the main bedroom. The yoga retreat is an inviting feature to the home. It is equipped with audio visual equipment, a Clearlight wellness sauna, spa, massage chair, inversion table, ceiling fans and heat lamp. An ideal space to either prepare for the new day or relax after a hard day's work. On the ground level there are 4 bedrooms, second bathroom, toilet, laundry and storage room. The games room has a custom-built bar and pool table. This leads out to the pool and outdoor entertaining area. The entertaining area has everything one requires to enjoy the sought after Sunshine Coast lifestyle. This area has been totally enclosed with a new Colorbond fence. There is a magnesium pool which has recently been resurfaced. The outdoor kitchen has a built-in gas barbeque and grill, large stainless-steel fridge, Vineatec wine fridge, sink, and a concrete tabletop with chairs. It is covered by cool insulated roof panels. The teppanyaki BBQ on the lawn allows for a unique dining experience while at the same time providing warmth, light and a cozy atmosphere for outdoor gatherings. In the other corner is a raised entertaining stage complete with lighting. The gym room is fully equipped with an array of gym equipment, sound system and TV that would rival even the best professional gyms. Power is generated by the 43 solar panels, which is connected to all buildings and paddocks throughout the property. If a power failure does occur, a petrol generator will power the house for approx. 8 hours. Water for the house is from a 60,000-litre concrete tank with the water treated through a Puretec Hybrid filtration system that gives the purest of water. The water from the bore is also treated with a Kenetico Water system that removes the hardness and soluble iron, giving clean soft water to all paddocks and outdoor taps. 3 Mobile phone repeaters ensures that excellent mobile phone reception is obtained no matter where one is on the farm. Internet is obtained by NBN and Starlink Satellite. There are 3 modems in each of the three offices allowing for excellent internet coverage. Essential items for those wanting to run a business in today's modern world. A secret garden with 4 raised vegetable beds allows for the growing of herbs and vegetables for home use. A small fruit orchard has a variety of fruit trees such as lemons, oranges, limes and kaffir limes. The horse infrastructure is outstanding. No need to spend a cent here as all the work has been done. When the owner bought the property, he demolished all fencing and re shaped the paddocks so as all rainwater flows from the paddocks into the dams. As a result, even after the heaviest of rain the paddocks remain unaffected by water resulting in no animal bogging. The 20-meter diameter round yard is an outstanding structure. The perimeter is made of attractive hardwood panels and the engineered roof allows for complete protection from the elements. There is a 6 horse AEW horse walker that is designed to maximise your time and your horse's performance. The 40 x 40 m arena is excellent for equestrian work or show jumping. The round yard, horse walker base and arena have all been constructed by Todd Cunningham from Equestrian Land Developments, Australia's premiere arena construction company. Comforting to know that the construction has been carried out to the highest of standards to ensure all year-round use. The stable building has 5 extra-large boxes. Each box has two large fans to keep the horses cool, windows for the horses to look out and rubber lined walls. There are speakers inside and out to get the horses accustomed to the various noises one can expect at shows. There is a tack room, a hot and cold wash bay and a vermin proof feed room. The large airconditioned office has a meeting table, computer, TV and fridge and is designed to carry out the management of the horse business. Adjacent to the stable are 6 paddocks, all with hot wire and shelters. A further two paddocks are located near the front gate as you drive in. The two dams are located in the centre of the property and have been re-engineered to ensure no flooding. A further 9 paddocks at the rear have brand new fencing, shelters and each is hot-wired. The breeding and vet centre is said to be one of the best on the

Sunshine Coast. It has a large roofed area with a rubber floor to ensure it is a safe environment to work in. There are three large sheltered walk-in-walk-out yards for mares and their foals, a double vet crush for a mare and a foal and a dummy mare. The breeding complex and all paddocks are lit by LED lighting for excellent foaling down management. There is a cattle crush and ramp for the two cows that graze in the two dam paddocks. The machinery shed was existing when the owners purchased the property. It consists of a large under roof area of 15m x 11m. There is a concrete floor, power and water and is surrounded by bitumen hardstand. An entertaining bar that is equipped with a commercial dishwasher and sink makes it ideal for barn parties. As we travel over to the new shed complex, we pass by the full-size floodlit tennis court with its small tennis club area adjacent to the double lockup garage. Opposite the tennis court is a paddock set aside for the resident donkey, two goats and chickens. The muscle car shed is 17m x 8 m, has four bays with roller doors, is insulated and lined throughout. At the end is an airconditioned office ideal for those wanting to carry out a home-based business. The vehicle shed is 20m x 12m and has 5 high clearance bays of which two have roller doors and are completely lockable. There is a large bitumen hard stand in front of the shed plus a truck wash down bay on one side. The large grassed area between the sheds allows for future development or uses. 193 Highlands Road is located in a central location. The small village of Eudlo with its Eudlo railway station (a direct line to Brisbane Central Station) is just 3 minutes away. The town of Nambour boasts all shopping, schools and medical facilities is a 20-minute drive, while Sunshine Coast Grammar is only 17 minutes away. Mooloolaba Beach is a short 25-minute drive and you can be in Noosa in just 50 minutes. Brisbane International Airport is just over one hour. This sale represents an excellent opportunity to acquire a unique and amazing rural property on the Sunshine Coast. If you are in the market for such a property then an inspection is a must. The owners wish to retire, so there is the option to include all the equipment at the house and the farm, in the sale. For further information or a detailed Information Memorandum on the property, contact Greg Young on 0488 238 988. (Selling Lifestyle Acreages, Farms and Horse Properties on the Sunshine Coast since 1982)* This property is being sold by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.