

205 Blackgate Road, Amamoor, Qld 4570



Sold Lifestyle

Tuesday, 5 March 2024

205 Blackgate Road, Amamoor, Qld 4570

Bedrooms: 3

Bathrooms: 3

Parkings: 11

Area: 17 m2

Type: Lifestyle



John McEwan

\$1,300,000

Here awaits, vacant and ready, a once in a lifetime opportunity to secure your own postcard worthy, picture-perfect lifestyle property! 205 Blackgate Road Amamoor, comes complete, with a stylishly renovated and privately positioned character Queenslander, on 40+ acres, in a prime Mary Valley location! *PLEASE WATCH THE PROPERTY VIDEO VIA THE LINK, WITH SETTINGS SET TO 4K HIGH DEFINITION TO ENABLE HIGH QUALITY PLAYBACK* Property Features:* 17.65Ha/ 43.61 acres, fully fenced, with a mix of flat to undulating country, with cleared openings, selectively cleared tracks suited for bikes, horses, or farm vehicles, allowing easy access to the mountain top and boundaries, large mango and pecan tree plantations, and through the parklike entrance with established lawns, gardens, orchard, and BBQ area, all located amongst the tranquil surrounds.* Suitable for self-sustainable lifestyle options (large greenhouse included), and small-scale livestock capabilities with good soil, high average rainfall (850mm+ PA), a bore, and large rainwater tanks capturing water from both the home and shed, taking care of all stock and domestic needs.* A large 12m x 10m, 3 bay, "American Barn" style shed, is equipped with high clearance roller doors, personal access doors on both sides, built in workbenches, translucent roof paneling assisting natural light, windows for air flow, positioned with great accessibility for machinery, sheltering up to 6 vehicles, or the largest of trailer towable toys.* The solar system inverter is housed inside the shed, secure and undercover. The shed roof offers perfect positioning and placement of the solar panels for optimal sun exposure. * A 5 Bay standalone car port doubles as a horse stable or extra motorbike and farm machinery storage option.* A peaceful and almost hidden location, the property entry is positioned with the access privately "off-set" to Blackgate Rd, via a postcard worthy entrance. * Drive past blooming poincianas, through a valley of pecan trees to the home, and prepare to be welcomed by a renovated "Character Queenslander", with wide wrap around verandas, offering views over the acreage, and providing access to the front and rear entrances. The classic ornate features and butterfly staircase invite you in, whilst demanding your attention! * The classic character is preserved inside and out, whilst still flaunting additions of modern-day comfort. New paint in fresh colors, modern LED and feature lighting, external weatherboard cladding, restored high tongue and groove ceilings, original polished timber floorboards, VJ walls, ceiling fans, security doors, flyscreens, timber blinds, a country style kitchen and dining area with fretwork archway to living area, French doors, and hopper windows are featured, or used throughout.* The new country style kitchen adjoins the lounge and dining areas upstairs, made comfortable year-round by reverse cycle air conditioning. * Ornate features and period cabinetry showcasing quality workmanship are evident throughout. Lots of bench space and overhead cupboards are provided for food preparation, kitchen utilities, and storage. * Tiled splash backs and alcove with a ducted rangehood and commercial sized, free-standing, stainless steel, Ilve gas stove, cook top, and electric dual ovens, makes cooking for the family or guests, hassle free and fun! * A centrally positioned, stand-alone breakfast bar/ butchers block, with 50mm Caesarstone benchtop, dual sink, and dishwasher, completes this stylish yet practical, kitchen space.* Two bedrooms including the master suite are located upstairs, and feature built in wardrobes. The master is carpeted and also has a tiled ensuite with large spa bath, shower over bath, rainmaker shower head, frameless glass, heating and extraction fan, vanity, frameless mirror, and WC all overlooking the pool. * A large wraparound sunroom, with internal staircase between levels, and several storage options, can double as a home office overlooking the property entrance. * Family or guests will appreciate utilizing the sunroom as a comfortable sleepout option, equivalent to two more-bedrooms, with a separate adjoining bathroom, offering guests or family, a shower, vanity and WC.* Downstairs features a massive, air-conditioned space with unlimited uses such as a 3rd bedroom, granny flat/ teenage retreat, rumpus/ utility room, home studio, gym or mancave option, and is a value adding bonus to the property, also providing a 3rd full bathroom, WC, adjoining laundry room, several storage options, all for use and directly accessible when using the large saltwater pool and deck area.* The impressive pool, large enough to swim laps, offers generous room for many to enjoy, entertain, or party, and the equally impressive, surrounding timber deck with new pool fencing, a shade sail, sand filter, pump, and maintenance items, complete the package!Property Summary.Overall, the property totals 43.61 acres of mixed productive country, including land and pastures, good soil type, large established pecan trees and mangos, suitable for all small-scale livestock options and self-sustainable lifestyle pursuits. A renovated double story Queenslander with dual living capabilities, large "American Barn" style shed with power, lights, solar, and water, a 5-bay carport/ horse stable option, large pool with new deck and fencing, wrap around verandas for year-round comfort outdoors, and an amazing vantage point on top of your own mountain, offering uninterrupted panoramic views, as far as your eyes can see! This mountain top position would be the ideal place for a cabin or similar structure (STCA), to capitalize on Mary Valley Tourism, Eco Tourism, Farm Stays, or

similar opportunities incorporating a passive income, to house extra family or friends, or perhaps to enjoy all to yourself instead, the options are endless! What a package! The Quality and charm, as well as the beautiful feeling this property exudes, can only be respected by inspecting! Situated in the tightly held and highly sought after, "Mary Valley", this property will "WOW" even the most discerning buyers. 43+ acres, approximately 10 minutes from Gympie! Country living can't get any better than this! Serenity, with beautiful views, in a sought after and tightly held location, second to none! Situated only a few minutes' drive from the connecting "Mary Valley Link Road", for easy North and South Bound Travel or commuting. The owners have genuine reasons for sale, commitments elsewhere, and their instructions are clear! Properties like this don't last, so don't delay, contact marketing agent John McEwan on 0413198385 to make an offer, or arrange your inspection today. Disclaimer All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.