

**213 Briere Road, The Palms, Qld 4570**

**Professionals**

**Livestock For Sale**

Wednesday, 17 April 2024

213 Briere Road, The Palms, Qld 4570

**Bedrooms: 8**

**Bathrooms: 7**

**Parkings: 17**

**Area: 142 m2**

**Type: Livestock**



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**\$6,500,000**

Unrivalled, breathtaking, and awe-inspiring, welcome to "Blimey Downs", the region's jewel livestock property! This astonishing 353-acre river frontage property situated in The Palms is simply like no other and is clearly the indisputable representation of rural living in the area! With a one-of-a-kind master crafted home boasting over 800m<sup>2</sup> of living space, additional original farmhouse, 2km of genuine river frontage, improved pastures with 200 head carrying capacity, infrastructure galore, views, privacy and only 12 minutes to the heart of Gympie, this staggering property must be seen to be believed! **PROPERTY FEATURES:**

- 353 acres plus (142.7ha) in one freehold title.
- Improved pastures including Rhodes and Bluegrass with rich volcanic soils, sustaining carrying capacity for 200 head all year round.
- 2km of direct frontage to the beautiful Mary River plus in excess of 1.5kms of direct frontage to Scrubby Creek.
- 4 dams, 2 x bores with electric pumps, numerous troughs and approximately 10km worth of underground water infrastructure in place.
- Fencing is a mixture between timber and steel post being predominately barb wire (balance electrical), with property split into 6 larger and 6 smaller paddocks.
- 200 head steel cattle rail stock yards with, loading ramp, covered cattle crush, and attached cutting pen.
- 50m x 18m sand-based arena with steel panelling and water in place. Adjoining timber framed and concrete floor tack room with steel round yard.
- 5 x hardwood framed and concreted floor stables with power.
- 2 x day yards with water and shelters.
- 21m x 9m x 3m clearance open machinery shed with mezzanine floor and workshop space. Power including 3 phase and water available with room for up to 6 vehicles.
- 15m x 8m open skillion roof machinery shed, ideal for the tractors, trucks or horse floats.

**MAIN RESIDENCE DETAILS:**

- One of a kind 800m<sup>2</sup> plus Iron Bark and Spotted Gum master crafted home, built for self sufficient living in mind with elevation, aspect and ventilation paramount.
- 20kW solar power connected.
- Ducted air-conditioning throughout the home, NBN.
- Spotted Gum flooring or carpet throughout.
- E Glass throughout, louvered windows, pet mesh or flyscreens.
- Stunning & spacious chefs' kitchen with 40mm stone bench tops, glass splashback and 2 pac cabinetry with soft touch drawers and storage cupboards.
- High end Miele appliances including 2 x 600mm wall ovens, 600mm steamer, 5 burner induction cooktop, dishwasher, microwave and plumbed in fridge space.
- Butlers pantry with stainless steel bench tops, additional storage space and adjoining 8ft x 12ft cold room with hanger and direct access to outside.
- Huge laundry room with facilities for dryer, 2 x washing machines, laundry chute for added convenience, broom, linen, storage cupboards and stone bench tops.
- Powder room with toilet, urinal, vanity and electric hand dryer.
- Guest wing serviced by huge modern central bathroom and comprising 2 king sized bedrooms each with triple built-ins and views of the property.
- 21ft floor to ceiling atrium with reticulation through the featured iron wall with blue light and showcased tree trunk as the centrepiece.
- Lavish main bedroom with exceptional views over the property, river and mountains beyond. Private balcony, huge ensuite with floor to ceiling tiles, featured spa bath, double vanity, large shower & toilet. Massive "His and Hers" walk-in robe with central dresser.
- Top office with views, desk and storage cupboard with dual access.
- Kids bedroom wing, comprising of 2 x oversized bedrooms with both offering modern ensuites, walk-in robes, built-in desks, built-in bunk beds for the friends, shelving and multiple additional central storage cupboards.
- Top level lounge room with Marantz Theatre surround sound system wired in.
- 2 x perfectly featured Silverback Blue Gum Trunks incorporated into the structure of the home, dual Blue Gum staircases with LED lighting and Spotted Gum crafted handrails.
- Lower-level tiled living space/lounge or rumpus room with rustic timbered feature wall and open fireplace.
- Home gym with equipment included & access to outdoor shower.
- Multiple verandahs and decks soaking in the aspect, views, serenity and all that the property has to offer.
- Outdoor kitchen with sink, fridge, gas & electric cook top, outdoor office.
- Underneath clothesline, 3 x lockup steel dog cages, storage space.
- 25,000G of rainwater storage, reticulation around the home.
- 15m x 8m steel frame timbered carport on home, accommodating 4 cars, workshop space and 3 phase power connected.

**SECONDARY RESIDENCE DETAILS:**

- Original 3-bedroom Queenslander style farmhouse in excellent condition inside and out.
- Ideal as a farmhand/caretaker residence, guest residence, or for those looking to generate a dual income by renting out.
- Air-conditioned open plan living space.
- Front verandah with farmland and mountain views.
- Updated kitchen with Miele stainless steel free standing 900mm gas/electric stove and dishwasher, storage and bench space.
- Air-conditioned main bedroom with huge walk-through robe, leading to modern ensuite with shower, toilet and vanity.
- 2nd central bedroom with built-ins and ceiling fan.
- 3rd bedroom with air-conditioning and built-ins.
- Side sleepout with adjoining office/study space.
- Main bathroom with shower and vanity, separate toilet, laundry room.
- 5,000G rainwater storage, steel stumps.
- 12 x 7m steel frame timber carport/shed to home, accommodating 3 vehicles.
- Secondary open shed with 2 connected shipping containers.

LOCATION:•☑Just 12 minutes to the CBD of Gympie, schools, shopping, businesses, and sporting ovals.☑Located at the end of the quiet dead end Briere Road. ☑Direct access to Kings State Forest and Conservation Park. ☑Bin and mail service to front gate, school bus to the start of Briere Road, supermarket delivery available. ☑1 hour to Noosa, 1 hour & 10 minutes to Rainbow Beach. ☑1 hour & 10 minutes to Sunshine Coast Airport.☑2 hours to Brisbane International Airport. ☑Average rainfall 45 to 50 inches per year. Offering unparalleled privacy, convenience, serenity and natural landscapes, this expansive and premier property is one not to be missed! Simply spectacular, "Blimey Downs" is the epitome of rural living in the region and its staggering features and infrastructure are to the calibre that this market has never seen! Built to the highest of standards and nurtured with love, this once in a lifetime opportunity must be seen to be believed and will exceed all expectations!If you would love to call the regions most prized rural property home, contact marketing agent Peter Olsson today 0411 065 326 for more information or your exclusive inspection!