

225 Douglas Road, Carmila, Qld 4739



Sold Lifestyle

Thursday, 16 November 2023

225 Douglas Road, Carmila, Qld 4739

Bedrooms: 2

Bathrooms: 2

Area: 68 m2

Type: Lifestyle



Richard Murphy

0417980289

\$1,500,000

An absolute beachfront property is extremely hard to find anywhere in Australia! Don't miss one of the only properties of its kind currently on the market in tropical North Queensland. While southern parts of the country are rugging up for winter and preparing for snow, check out the forecast here! 18 to 26 degrees and sunny! I know where I would rather be! This is your once in a lifetime opportunity to secure your own tropical paradise as a legacy for generations. Here you can relax and be the envy of your friends and family. You are a lifetime away but still close enough to a major centre to access the rest of the country or the world. Location If you need a sea change or a tree change, Aquila Cove is the sort of property that can give you both. Located right on the edge of the blue Pacific Ocean with just over a kilometre of sandy beach. Your secluded beach front sanctuary is close to the village of Carmila, north Queensland. Carmila has many amenities including primary school, hotel, police, ambulance, service station, café, auto workshop, motel, and caravan park. The nearest domestic airport is in Mackay and is just over an hours drive away. Mackay is one of Queensland's leading regional centres and is a major hub for industry, mining, agriculture and tourism. Property Information The same family has owned Aquila Cove for three generations. The current owners are retiring and regrettably the property must be sold. Aquila Cove has a total land area of approximately 68ha (162 acres). About a third is on the 'mainland' and the other two thirds is known as the 'island'. Access to the pristine forest, with beach front and creek access is a simple drive across the tidal salt flats. The northern and southern boundaries of the island are tidal creeks home to some of the biggest Mud Crab and wild Barramundi in Australia. Many local crab competitions have been won by crabs in these surrounding creeks! To the east of the property is over a kilometre of absolute beach from adjoining the Pacific Ocean. This is the ultimate sea change (or tree change) property with rare private beach frontage, abundant wildlife and natural beauty. Electricity, Internet and Phone Mains electricity and water are connected to the Studio and a big open shed. A pressure pump pressurises the line to town water standard and this supplies rainwater to the Studio. There is a bore, also equipped with mains powered pressure pump, providing a reliable supply of good quality water for farm and garden use. Fast and reliable NBN Wireless Internet is connected to the Studio and the whole property has great mobile coverage. Communication towers for NBN, Telstra and Optus are in direct line of sight on the hill just south of Carmila. The "Studio" The "Studio" is a recently renovated building at the western end of Aquila Cove. At approximately 42 square metres in area the "Studio" has all the comforts of home. Mains electricity, hot and cold running water, air-conditioning, and fast Internet. The "Studio" incorporates a bedroom, kitchen, bathroom, and laundry. Your solid base to relax while you consider your sea change options. The "Beach House" The "Beach House" was also recently renovated. Situated on the bank of the tidal estuary the "Beach House" provides a total sense of serenity. It has a bedroom, kitchen and separate ensuite. Lights, hot and cold running water and an internet connection are all powered by solar. A large tank collects rainwater to supply the "Beach House's" needs. From the deck of the "Beach House" you can look out across the south Pacific to the many offshore islands. Relax and chill out. Other Structures The two sheds have been constructed and provide the catchment for the water storage tanks. A large open shed has electricity connected, with power points and lights throughout. The machinery shed is 6m x 9m. Providing protection from the elements for Aquila Cove's range of equipment and tools. A shipping container provides weatherproof security for stored items and tools There is an old set of stockyards under large shady trees down on the bank of Red Gully providing a beautiful backdrop as you pass the orchard. A large dam collects and stores water runoff. This water could be used to irrigate a small area of cropping or even to grow Red Claw Crayfish. Boundary Fences Aquila Cove was resurveyed in 2012 to accurately locate all boundary pegs. The survey markers are now protected by fencing. Fruit and Vegetable Property boasts a wide variety of establish fruit trees: Mango, Avocado, Lychee, Mulberry Orange, Lemon, Mandarin, Grapefruit Banana, Olives, Pineapple, Grapes Macadamia and Pecan Coffee, Custard Apple and Fig Paw Paw and Low Chill Peach Passionfruit Loquat, Star Apple, Jackfruit, Black Sapote, Guava and Jaboticaba Most vegetables (from Asparagus to Zucchini) have been grown in the extensive, fertile garden. A cook's delight, Aquila Cove provides a totally self-sufficient and sustainable lifestyle. The large area of arable land on the property is suitable for the cultivation of a large range of commercial horticultural crops. Potential Commercial Uses *Eco tourism resort Wedding or Function Venue Caravan and/or camping park Aquaculture Intensive Horticulture Free range chicken/egg or pork production Farm forestry Solar Farm *Subject to necessary approvals A future generational beachfront legacy is waiting for you now! For Sale by Auction 1st July 2023 @ 10am Sarina Beach Surf Club, Sarina Beach QLD 4737 Contact Exclusive Agent - Richard Murphy 0417 980 289