

236 Burgess Road, Calico Creek, Qld 4570

Acreage For Sale

Thursday, 9 May 2024



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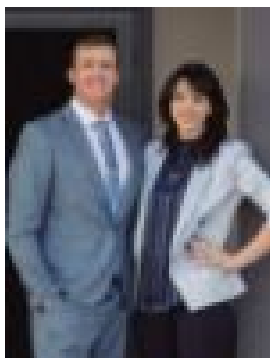
Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 10 m2

Type: Acreage



Kelvin and Ronnie Cochrane

Tenders Invited

Welcome home, you're about to step into the property and create the lifestyle you have been waiting for. Enjoy amazing views of sunsets and sunrises from your rustic styled home then step outside to the pony's playground. Enjoy every inch of your 26 acres on horseback with stables, paddocks and arena. This private property is all just minutes to town. The home itself enjoys a veranda and patio with views of the dam. The timber-lined cathedral ceilings of the open plan interior are something to fall in love with. A renovated kitchen includes the extravagant twin-oven Falcon 110 Gas/Electric 5 burner stovetop and the copper sink is quite the feature. The property is a horse-lovers paradise complete with 4 barn style stables. There is a 20m x 20m hard stand arena that is low maintenance with PVC fencing. There is an additional 30m x 70m arena pad. Road (buggy) access all around property/paddocks. All the paddocks are fenced and the property is a dream to ride over with trails fenced for exercise. This little dream farm offers opportunities; enjoy the ground level home to retire, close to all services; or utilize the assets for income earning potential. You could even make the most of the building site (STCA) with 360-degree views. Only 9 minutes to the Jones Hill with all the peace and privacy you deserve. Property Features:

- 10.58 Hectares (26 Acres)
- 9 minutes to Jones Hill - Convenience store, School, Bottle-O, Fuel and Takeaway
- 15 Minutes to Southside Shopping precinct, with Groceries, Medical Centre, School, Gym, Post Office, Pharmacy, Take away, Dentist, Bottle Shop, Restaurants and Café's
- 15 km to Mary Street, Gympie's CBD
- 3-Bedroom Colonial style split block home (all bedrooms with built in robes)
- Veranda out the front and patio out back
- 8.2kw air-conditioning
- New kitchen includes Falcon 110 Gas/Electric 5 burner stovetop and twin oven (RRP \$15,398.00)
- 4 x Barn Style Stables - 12m x 12m internal stables are removable there is also an open storage area. (In the stable piers there are selected stones and crystals to represent the directions and healing sectors of the Native American medicine wheel)
- Arena - 20m x 20m, PVC maintenance free hard stand arena, slight slope for drainage and fitness programs
- 30m x 70m arena pad
- 9 paddocks - Road (buggy) access all around property/paddocks, selectively cleared hill paddock
- Fencing - Post and 5 strand plain wire around paddocks. Additional temp fencing to test livestock and wildlife routes before putting in solid fencing
- 2 Dams - 1 Spring fed dam approximately 60m in diameter
- 1 Large dam 80m x 150m - runs behind paddocks
- 1 Pumphouse, 2 pumps - one for livestock tank and one for house tank
- 3 separate entrances - Separate entrance for hilltop building site (with 360 degree views)
- Separate entrance to large arena/pad and small paddock
- Separate entrance to home
- Shed, Carport, 6m x 9m 3 Bay garage
- Producing Grape vines by spa room (Organic for 7 years) and Dragonfruit trees throughout property
- Chicken Pens/breeding area, 12 separate plus large pen
- Koalas in back corner corridor and Small waterfall and rockpool
- 2 Rainwater Tanks - 1 house, 1 stock
- Solar Hot water system
- Zoned - Rural
- Property in Gympie Regional Council

The property offers a multitude of opportunities, ready for you to make the move and create the life you dream of. It is a must-see property to take in all it has to offer. Please do not hesitate to contact Ronnie on 0428 843 166 or Kelvin on 0400 843 169 to arrange an inspection. Disclaimer: in Preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.