

# 265 Stottenville Rd, Bauple, Qld 4650



## Other For Sale

Sunday, 12 May 2024

265 Stottenville Rd, Bauple, Qld 4650

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: Other**



Rick Hose

**\$1,200,000**

Take a close look at this 38.04 hectares (\*94 acres approx.) of effective and expansive rural acreage lifestyle living; cleverly crafted to give larger families greater independence, while working together to profit from this sleeping giant! 265 Stotenville Road, is every bit the pedigree of Bauple farming (\*South East Queensland), featuring in parts rich, red, fertile and volcanic soil. This property, once a very profitable Aloe Vera farm, is divided into 5 paddocks, where small crop farming and livestock breeding can maintain a profitable balance. A dual occupancy set-up with 2 separate dwellings; a main homestead and a caretakers house with the creature comforts of home. An established orchard with approximately 200 fruit and bush tucker varieties are featured, along with a large 26 metre x 6 metre greenhouse, 3 phase power connection to support a small cold room situated inside a 18 m x 6.5 m lockable steel shed, plus a tractor/machinery 13 m x 9 m shed and a 5 m x 4 m powered shed. This farm has solid water credentials with over 170,000 litres of water tank storage, 3 dams (\*one possibly spring fed), PLUS quality bore water! 40% (\*approx.) of this property is cleared, the remainder is loaded with millable timber; alternatively it's a haven where nature takes you to new lifestyle dimensions, with Ration Creek and gully transversing the property, home to a diverse range of habitat. The main homestead has been tastefully renovated, showcasing modern country living! Open plan living, a kitchen with plenty of space and 3 bedrooms with maximum room to relax, retreat and revive. What a difference a professional renovation makes in this double brick, steel framed and insulated proposition; full of warmth, character and style! The other residence has 2 rooms, a combined bathroom/laundry, a kitchenette and an interconnecting entertainment deck, with awesome views. Farming options, so close to life's conveniences; 35 minutes to Maryborough, 40 minutes to Gympie with Tiaro its nearest neighbour, just 15 minutes up the road with access to all of life's essentials. Bauple is inviting and welcoming, with a unique community spirit and all the needed services - postal, rubbish collection, school bus connections etc. Contact this Marketing Agent for a sales guide and to arrange your inspection: Rick Hose Fraser Coast Real Estate 0417 980 363

rick[at]frasercoast.net Homestead: \*2 bay carport\* 6.6 kw Solar inverter - 18 panels\* 100,000 ltr rainwater tank\* Double brick, steel frame & insulated\* Split system A/C's & ceiling fans\* Kitchen - huge walk-in pantry, mobile prep & breaky bar bench\* Modern wood fired heater\* 3 Bedrooms - large & roomy (\* TV ports, A/C's, fan's, walk-in wardrobes plus ensuite off main bedroom, plus access to patio)\* Bathroom & laundrette 'Jack & Jill' accessible to bedrooms\* Hallway nook office (\* Satellite internet)\* Patio/veranda area Other Residence: \*2 bedroom, 1 bathrooms/Laundrette, 1 toilet\* Large interconnected entertainment deck\* 6.6 kw Solar inverter - 18 panels\* A/C\* 23,000 ltr rainwater tank Property: \*38.04 Ha / 94 acre (\*approx)\* 5 paddocks\* 3 dams plus Ration Creek\* Platypus in creek & blue claw crayfish in dams\* 23,000 ltr holding tank (\*near carport with the bore pumping to irrigation)\* 18.5 m x 6.5 m shed - concrete floor (\*3 phase capacity if reconnected, currently 15 amp. The cold room located inside is 3m x 3m and works, but not regularly maintained)\* 18,000 ltr concrete water tank plumbed to troughs in front paddocks\* 13 m x 9 m tractor shed\* 5 m x 4 m shed with concrete floor (\*powered with 3 phase power capacity if reconnected)\* 3 m x 3 m shed with concrete floor (\*herb & banana drying shed)\* Refurbished pumps (\*main dams)\* Greenhouse - 26 m x 5 m\* Orchard - Mangoes, Paw Paw, Avocados, Apple, Banana's, Citrus trees, herbs & bush tucker varieties\* Flush shower facility from 7,600 ltr water tank on stand\* Fully functional, stainless steel & brick still (\*Distills herbs & native plants for essential oils & creams etc)\* Large bird aviary, extremely well built & absolutely vermin proof\*\* Every effort has been made to verify the correct details of this information. Neither the agent, vendor nor illustrator takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this information. Interested parties should make their enquiries to verify and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent. Please do not enter the property without an Agent.\*\*