

27 Rocky Point Road, Woongoolba, Qld 4207



Mixed Farming For Sale

Sunday, 26 May 2024

27 Rocky Point Road, Woongoolba, Qld 4207

Bedrooms: 18

Bathrooms: 8

Parkings: 8

Area: 32 m2

Type: Mixed Farming



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Expression of Interest

Zoned in the KEY RESOURCE AREA this property offers an opportunity of a lifetime, with multiple Income producing streams to consider. - Horse Harness Training and Racing Track plus facilities- South East of Queensland high growth corridor 12-minute drive from the M1- Spread across 32.96 hectares across TWO TITLES, situated on prime mineral rich land- 1 X Original Queenslander over 100 years old(3 Bedroom, 1 bathroom Ducted Air Con)- Complete with 16 Horse Barns, 6 external Roofed Yards, 12 Horse Paddocks & Automatic Horse Walker.LOCATION: Woongoolba, Queensland Rural Location 40 minutes from Brisbane City, & Airport 5.5 km's from Jacobs Well, Pimpama Island This location is a rich agricultural area known for Sand Mining Prawn Farming the Rocky Point Sugar Mill - 4 x spacious modern low set brick dwellings built in 2008 - 2009. HOUSE 1401 M2 Internally under roof 4 Bedroom 2 Bathrooms Double Garage Specs - Timber flooring, Ducted Air, Media Room, Shutters, Tinted windows, Solar, Water tank, BIO CYCLE HOUSE 2 465 M2 Internally under roof 4 Bedroom 2.5 Bathrooms Double Garage Specs - Tiled flooring, Ducted Air, Media Room, Solar, Stratco Shed, Water tank, , BIO CYCLE HOUSE 3 301 M2 Internally under roof 4 Bedroom 2 Bathrooms Double Garage Specs - Timber flooring, Ducted Air, Media Room, Solar, Water tank Atrium and Plantation shutters, BIO CYCLE HOUSE 4 525 M2 Internally under roof 4 Bedroom 2 Bathrooms Double Garage Specs - Timber flooring, Ducted Air, Media Room, Solar, Water tank, shutters, BIO CYCLE Big Land, Big Sand, Big Opportunity - Situated in the middle of one of the largest sand and gravel deposits in the cane fields of SE Qld is this 80 acre rural property. This property has been a cane farm as well as an elite horse training facility . It also sits on a substantial known deposit of sand and gravel suitable for extraction subject to Council approvals. The opportunity here is enormous. - SAND MINING - Mineral sands deposits can be mined either wet or dry. Wet mining involves using a dredge and a floating concentrator. In this method, the floating concentrator moves along behind the dredge in the pond. In the dry mining method, earthmoving equipment is used to excavate and transport the sand. You could be looking at 50 to 100 million dollars worth of sand available to extract (permits and licenses pending) (subject to survey reports) anticipated contents around 85% silica INVESTORS Looking to land bank and make an income while your sand is appreciating, with 5 dwellings and Harness racing facilities this property offers a healthy cash flow that is sure to offers plenty of tax benefits - Dwellings x 5 - Potential rental income - \$4000 - \$5000 per week - Agistment of race track and horse training facilities up to \$15,000 per week BUSINESS Looking for a tree change, an opportunity to expand your current business by investing in this one of a kind family homestead. EQUESTRIAN This 32 hectare property is positioned 10mins from the newly approved Queensland Harness Centre in Norwell, currently set up and running as professional Harness Racing Stables. Complete with 16 Horse Barn stables, 6 external Roofed Yards, 12 fenced horse paddocks, automatic round horse walker and a purpose built 1000m race track. The perfect property for those horse owners needing the space & facilities with plenty of fresh grass for spelling working horses. Storage is not a problem with oversized sheds for bail storage, fully set up tack rooms, wash bays and rug rails.