

**344 Wally Sproule Road, Guthalungra, Qld 4805**

**exp** Australia

**Acreage For Sale**

Thursday, 30 May 2024

344 Wally Sproule Road, Guthalungra, Qld 4805

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 16**

**Area: 202 m2**

**Type: Acreage**



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## Sale by Deadline Aug 15th (unless sold prior)

This expansive 500+ acre property is located at the top of the Whitsundays and is bordered by the picturesque Elliot River. The main residence is positioned on a hill with views over the Coral Sea from Bowen to Cape Upstart. Discover the ultimate off-grid lifestyle with a stand alone power system and generator backup and multiple rain water tanks. Featuring three distinct dwellings, extensive garaging, machinery shed and abundant land, this estate is perfect for those seeking a serene retreat lifestyle with numerous income opportunities.

**Main Residence** The main house is a modern sanctuary offering:- Three bedrooms and two bathrooms, the main bedroom combines a WIR and ensuite with double shower heads and double sinks. The other two bedrooms share a large bathroom.- Large combined office and library room- Air-conditioning and fans throughout- Spacious open living area ideal for family gatherings- Wrap-around veranda with stunning 180° views of the Coral Sea and natural landscape- Solar power and rain water tanks - a must for being off grid. Could rent for up to \$550 per night.

**Additional Dwellings**- **Second House:** A charming three-bedroom home listed on Airbnb. Has been refurbished. Can be rented for up to \$350 per night- **Third Dwelling:** This cozy three-bedroom home listed on Airbnb. Can be rented out for up to \$325 per night. Would be perfect for a maintenance person.

**Recreational Features and Lifestyle** to create unforgettable memories embrace the best of off-grid living with a plethora of activities:- Private tidal launch with air boat included. The riverfront offers excellent opportunities for fishing and crabbing, ensuring endless fun and fresh catches. Nearby public boat ramps at Bowen and Molongle for off shore access to pristine beaches and reefs

**Agricultural and Storage Facilities** The property is equipped with extensive facilities:- Triple garaging in a barn-style and huge storage areas housing tractors, farming equipment Stand-alone cold room with air-conditioned packing area.

**Income-Generating Features**- **River frontage:** The property borders the Elliot River, and has a water permit ensuring permanent access to this water source. This riverfront land is private property, which can only be accessed with the permission of the property owner, preserving its natural beauty.- **Glamping Site:** There is a perfect riverfront site nearby to the private tidal launch which offers potential for glamping next to the river for eco-tourism.- **Private Property Access:** There are 120 huts fisherman huts at the mouth of the Elliot River which are accessible via a paper road on the property. The owner provides access through the private property with a locked gate key system which adds another revenue stream.- The property currently runs around 100 head of cattle, with multiple paddocks of improved pasture and a lane system to easily muster cattle to the yards. The cattle yards include a vet crush and upright calf cradle. There are 180+ mahogany trees that were planted in 2012 and provide a promising significant future revenue- There are 100 Kensington Pride mango trees that are bearing annually and provide another revenue stream. There are numerous fruit trees and a large fenced vegetable garden area with water access enhancing the property's self-sufficiency or revenue. The property has an on-site quarry which produces road fill for property roads

**Lifestyle and Location** Experience the epitome of off-grid living with modern comforts:- Abundant water supply- from river frontage and water tanks. The property will be eligible to connect to the planned water line from the Burdekin dam to Bowen.- Vast agricultural potential- with livestock and gardens- Complete privacy and seclusion- just a short drive south to Bowen or north to Home Hill and Ayr.- **Investment Potential** With its blend of modern living, recreational activities and multiple income opportunities, this property is a rare find for investors. It promises a sustainable and profitable lifestyle in a stunning, off-grid location. Don't miss the chance to own this unique slice of paradise where life is abundant, adventures await, and opportunities are endless. Contact us today to arrange a viewing and gain access to the files with all information and photos, explore the potential of this exceptional property.

**Features** Located at the top of the Whitsunday with stunning Coral Sea, River and Rural Views Three houses, main house has large built in wardrobes with a large well designed kitchen and living area, the three houses are fully air-conditioned, two of which are fully furnished and currently rented.

**Picturesque Coastal Rural Retreat** Car Parking - Surface Large three bay shed with a hoist and a separate machinery shed Cattle Yards with vet crush and upright calf cradle Private tidal river launch and Air boat Property quarry

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