

**36 Riverpark Drive, Ringtail Creek, Qld 4565**

**Residential Land For Sale**

Friday, 3 May 2024

**TOWN**

36 Riverpark Drive, Ringtail Creek, Qld 4565

Area: 56 m2

Type: Residential Land



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## FOR SALE

Shrouded by pristine national and water conservation parks is Riverpark Estate, this 56-hectare parcel of land with 200-metre wide frontage onto the Noosa River, and its own magnificent four-hectare 6-metre deep dam – offering gentle, peaceful acreage living of the highest calibre that will appeal to nature lovers as well as water sport enthusiasts. Tucked away down a private access road meandering through dense stands of trees (many suitable for milling), the acreage parcel has a two-hectare clear, elevated building site with a prized north-east aspect and potential for incredible water views. The property holds current approvals for a 1,300sqm house (plans available on request). Just imagine what you could build here, your own custom-designed acreage masterpiece nestled amongst nature. Infrastructure on the property includes 32x21m shed with 3-phase power close to entry; a BBQ hut by the dam with gas cooking, hot water and 5.5kW solar power; and 4 x windmills including a very rare large 22-foot windmill on a 40-foot tower, nearly 100 years old, relocated from Surat Queensland – dismantled, restored and reinstalled on current site. The dam is brimming with fish and is frequented to native ducks and seabirds – it's an idyllic spot for fishing, boating and water sports including paddleboarding, and leads directly to the Noosa River where you can launch your boat and sail all the way to Noosa Heads via spectacular lakes and waterways, also able to access Lake Cootharaba and Lake Cooroibah. There are tracks suitable for horse-riding and trail-bike riding through the property's forest, and for the equine aficionado, access to the Noosa Trail network is nearby via McKinnon Drive. A veritable nature's wonderland, as you explore the acreage, you'll discover an abundance of native flora and fauna – including national treasures such as koalas and kangaroos, as well as a plethora of birdlife. This could suit buyers seeking a hinterland escape where the forest meets the river – the best of both worlds, trees and water! There are potential future eco-tourism opportunities (subject to relevant approvals) or retain for as your own personal forested riverfront sanctuary to savour. Located just a 15 minute drive to Tewantin's major amenities, 20 minutes to Gympie Terrace riverfront dining, and 30 minutes to Noosa Heads Main Beach (or 15 minutes via boat) – it's a green-change without isolation. This is a rare offering and a world-class opportunity in a league of its own. Owners have genuine urgency in terms of motivation, so time is of the essence. Summary of Features:- 56 hectare parcel with 200m river frontage & 4-acre dam- 2-hectare cleared, elevated building site with water views- Forested walkways – abundant wildlife, birdlife, native flora- DA approval for a 1,300 sqm home w/ basement & sheds- 32x21m shed with 3-phase power – a very recent addition- BBQ hut by dam with gas cooking, hot water & 5.5kW solar- 36m deep drinkable bore, 75,000L by the sheds & a further 2,000L tank by the lake- Dam stocked with fish & provides direct access to Noosa River- Can sail to stunning lakes and all the way to Noosa Heads- Nature's retreat: boating, fishing, horse riding, bushwalking- Framed by Ringtail Forest Reserve in idyllic Noosa Hinterland- Rare opportunity to secure your own private riverfront acreage