

**546 Utchee Creek Road, Utchee Creek, Qld 4871**

**SaleByHomeOwner**  
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**House For Sale**

Wednesday, 10 April 2024

546 Utchee Creek Road, Utchee Creek, Qld 4871

**Bedrooms: 8**

**Bathrooms: 6**

**Parkings: 9**

**Area: 16 m2**

**Type: House**



Sale By Home Owner  
1300609392

**\$2,100,000**

The phone enquiry code for this property is - 5948. Once in a life time, do properties like Multi Award winning Mena Creek Flower House Cabins become available to purchase. This gorgeous, immaculately presented property comprising of 40 acres, is nestled at the foot hills of the Misty Mountains at Mena Creek, a mere 7km / 7 minutes from the world famous Paronella Park. 20mins from Innisfail and 1.5 hours from Cairns. The Property is currently run as Tourist Accommodation, comprising of a large main residence and 4 modern air-conditioned, fully furnished, en-suited, free standing Cabins, generously spaced to preserve privacy and the tranquil harmony of the property. The potential of this property is staggering, with the hard work already completed. The property is zoned as Tourist Park, and has approval for up to six Cabins in total with septic infrastructure already in place, plus RV parking for up to 20 vehicles. More Cabins or caravan sites could be added (subject to council approval). The established property is listed with Booking.com, Airbnb, etc with outstanding reviews and top ranking on Google search for the area. It also has a well established private market with regular returning guests, tour companies and businesses booking accommodation. The property is also supported by Paronella Park and recommended directly through their website. All this, assures Property high end exposure and an occupancy rate of >80%, with a current turnover of approx \$150 K pa on the cabins alone. This property represents a turn-key operation, with all advertising, Business exposure and ongoing bookings in place.

**Main House:** Modern Solid concrete block construction  
4 x Bedrooms plus office, 1.5 bathroom all with built ins.  
Large open plan Lounge/dinning/ kitchen, fully air conditioned  
Massive adjoining Laundry area  
6KW solar system Fully fenced, private sanctuary  
**Cabins:** 4 x self contained free standing modern cabins, all council approved.  
double carport and large utility shed with laundry for guests  
New 35 KVA generator silenced diesel generator fully automated to run whole property in case of mains power loss.  
**Sheds:** Large 3 Bay shed /work shop 10m L x 6m W / 3 x 2.6 m roller doors Fully powered, concrete floor  
Massive 5 Bay shed, bays are approx (5 x) 4m w x 3.6m h x 9m D, powered and industrial grade L.E.D lighting. 30mpa concrete floor  
**Others:** Cattle yard and load ramp  
Approx 20 acres made up of 3 grazing paddocks, fenced/electric fence  
Previous used Horse arena area  
Approx 20 acres private rain forest / bush area, botanical gardens  
2 x creeks traverse property run all year around  
Private swimming hole with stair access  
Pump shed including new pump  
2 inch water main line throughout property  
Water license 10mga for irrigation  
Established fruit trees of every variety  
Greenhouse and vegetable gardens  
Chicken coop  
Water Tanks: 1 x 10000 gal, 1 x 6000 gal, 3 x 5000 litre