

548 McGrath Road, Mareeba, Qld 4880

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Sold Acreage

Monday, 16 October 2023

548 McGrath Road, Mareeba, Qld 4880

Bedrooms: 12

Bathrooms: 6

Parkings: 20

Area: 45 m2

Type: Acreage



For Sale By Owner QLD
0488847018

Contact agent

The Phone Code for this property is: 42497. Please quote this number when phoning or texting.*45.39 hectares*River frontage*Cropping*30 megalitre water license*Accommodation income*Flood-free land*Fishing*Camping*Livestock holding*Trail riding*Bird and nature haven

112 acres with Barron River frontage, a place to truly enjoy peace and tranquillity. This outstanding property is situated a short 7km drive to Mareeba CBD, one of the fastest growing rural towns in North Qld. And only a 50-minute drive to Smithfield Shopping Centre and Cairns Northern Beaches and an International Airport. Main highway access is within a minute from the front gate and is nestled in the heart of the gorgeous community of Bibbohra with a primary school, service station and mini general store. Traditionally a family-owned tobacco farm with prosperous river soil and boasting riparian rights to the beautiful Barron River (which never runs dry). The property was also used for Lucerne growing. Multiple dwellings on this rural residential zoned property have been used for workers' accommodation since the tobacco days and have been lovingly renovated over the past 10 years and cleverly developed into guest accommodation providing a welcome 'home away from home' to many visitors. 'Birds on Barron' is a truly unique property providing sanctuary to the abundant wildlife along with migratory guests to the region. Farmhouse 1 has 4 large bedrooms, open-plan dining, a kitchen, and a lounge with a large, covered patio area for outdoor entertainment. The flooring in the house consists of polished mixed timber hardwood and ceiling fans throughout the home providing a comfortable living. The open-plan lounge dining and kitchen provide ample room for up to 8 guests in the home. House 2 is of Besser block construction with 3 bedrooms and a massive lounge area. Owners are currently renovating to include a modern kitchen and an executive bathroom complete with a soaker tub and a view to the back garden. There is also a covered patio area at the front. The home has ceiling fans throughout and can provide accommodation for 6 guests in the home. Accommodation 3 is Barn style and provides comfortable living with 3 bedrooms, a huge open plan living, dining and kitchen area with timber floors throughout. The home has ceiling fans and is equipped to cater to 6 guests comfortably. There is a massive, shared breezeway that separates this from a double-story, dual-level bedroom boutique-style studio. There is a king bed and a double bed separated partially providing comfortable accommodation for 3 or 4 guests. The detached twin modern bathrooms are only a short 10-metre stroll through the undercover breezeway. Mareeba is a thriving fruit bowl with rentals impossible to find, making this beauty a great income earner for the right buyer. There is a 14m X 21m machinery shed with a concrete floor, a mezzanine, a serviceable kitchen, and a decorative old boy's lounge area catching a great breeze through the warmer afternoons. Ideal for a caretaker's residence. There are provisions in place for a bathroom to be constructed in this building. An 11.88 KW solar system fitted to the shed roof along with 2 battery backup systems enables comfort during a blackout. An electric 3-phase pump, 700 metres of 100mm underground main line and spigots supply 120psi to a travelling irrigator to feed small crops, gardens, and lawns throughout the drier months of the year. With a 30 megalitre water license, this property has been a green oasis for self-sufficient campers and travellers to the region. There are approvals in place to build a large dam to further increase the value and diversity of this property. Owners have received income from cattle, rentals and providing space for campers, caravanners and nomads throughout the winter. A massive poly tank filled by the bore pump system or by rainwater feeds the housing and the gardens using a pressure pump system, maintaining good pressure and supply to all housing. Continuous gas hot water systems have also been fitted throughout the dwellings to ensure nobody runs out of hot water! This property is ideal for streaming a steady income through rentals, share farming, horse agistment, cattle and so much more. The river has easy access to enjoy with the added benefit of catching a fish or two! Riding a horse through the cool river is an unforgettable experience. There is so much more potential for this amazing working farm. Opportunities are endless for an energetic buyer. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.