

**85 Caulleys Road, Gunalda, Qld 4570**



**Lifestyle For Sale**

Tuesday, 26 March 2024

85 Caulleys Road, Gunalda, Qld 4570

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 161 m2**

**Type: Lifestyle**



Jason Mattiazzi  
0419650343



Jez McNamara  
0427270280

## Auction

"Caulleys Farm" offers a unique opportunity for those seeking a rural property in a great location that is set to get "even closer" to the Sunshine Coast and Brisbane with the opening of the new Bruce Highway. Location: Situated on 161.77\* hectares (399.74\* acres), "Caulleys Farm" enjoys a serene and secluded setting at the end of a no-through road. It's 40\*km from Gympie, within 100\*km of Noosa, and 205\*km from Brisbane Airport. Residence: The property features a renovated 2-bedroom, 1-bathroom timber home. The renovation includes a modern kitchen, refreshed bathroom with new plumbing, polished timber floors, and air conditioning units in the living area and bedrooms. A large laundry, fully fenced yard and Rural views. This is the ideal low maintenance weekender. Infrastructure: 9m x 6m three-bay steel frame garage and a 13m x 18m timber frame machinery shed, both fully lockable with power connected. Additionally, the property has solid timber cattle yards with a covered crush, a loading ramp, and four fully fenced paddocks, each supplied with water and mostly new 4 & 5 barb wire fencing. • An exciting rural opportunity in close proximity to essential amenities • 161.77ha\* or 399.74ac\* in 2 freehold titles, mostly new fencing, softer forest soils + improved & native pastures • 2 bedroom, 1 bathroom recently renovated home with fenced yard, lockable 3-bay garage + lockable machinery shed • 4 fenced paddocks all with water, solid timber yards in good order, covered crush and loading ramp. Auction Details: The auction for Caulleys Farm is Friday, 3rd May 2024, at 10am in Brisbane. Interested parties are encouraged to contact the Ray White Rural Queensland agents for more information or to arrange an inspection. Overall, "Caulleys Farm" presents an exceptional blend of good country, scenic views and solid infrastructure, making it a must for those who have been looking for the right property for further development. \*Approximately