

**29 Peacons Pocket Road, Tuchekeoi, Qld 4570**



**Acreage For Sale**

Sunday, 23 June 2024

29 Peacons Pocket Road, Tuchekeoi, Qld 4570

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 7**

**Area: 11 m2**

**Type: Acreage**



**Candice Neate**

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## Auction

Situated on approximately 30 acres (12 hectares) of pristine land, this exceptional Noosa Hinterland property offers approximately 470m of Mary River frontage with breathtaking views of Kenilworth Bluff and the surrounding mountains, welcome to Tuchekei Ranch! The expansive grounds include an 80,000L holding water tank and features two spring-fed dams, a bore site with power, ensuring plenty of water access all year round and a submersible electric pump and underground irrigation system to ensure efficient water distribution. Equestrian enthusiasts will appreciate the Olympic-size fenced arena and the potential tack room within the rumpus/ shed room, there is additional storage available in a shipping container under the same roof. Tuchekei Ranch includes infrastructure to support a variety of activities and needs, as well as the installation of fencing in 2020 ensuring secure boundaries and paddocks, the land itself is fertile and is suitable for livestock, ideal for growing a variety of crops and fruit trees and is supported by a domestic water licence that ensures a reliable water supply. Recreational amenities abound with a gorgeous chlorinated pool, equipped with heat pump, in addition, from the pool area there is access to an outdoor shower, and a separate W/C. There is an entertaining area with a firepit that is perfect for social gatherings, a tranquil area to enjoy the serene surroundings and admire the stars above in an uninterrupted night sky. Development opportunities are plentiful with four existing powered sites complete with water and sewerage line connections, also holding current council approval for the construction of four cabins or glamping tents, adding the potential for income generation or guest accommodation.

**Main House** Built in 1990, the main house is a harmonious blend of timeless design and modern upgrades. The main residence includes three spacious bedrooms and three bathrooms. The house features brand new polished concrete flooring, raked ceilings with exposed beams, and a closed fireplace creating a warm and inviting atmosphere, it offers excellent climate control that is ensured by air conditioning and ceiling fans. The master bedroom is on the ground level floor and overlooks the beautiful pool area and beyond, towards the stunning Mary River. There is a generous sized his and her walk-in wardrobe with built-in storage cabinetry. The brand new ensuite is complete with walk-in shower, bathtub, W/C and features beautiful floor to ceiling wall tiling. The kitchen is sophisticated and modern, having plenty of cupboard and bench space available plus practical floating timber shelving. Appliances include a freestanding gas stove with electric oven and dishwasher. The dining room is a great size for entertaining family and guests and it easily fits a 6-8 seater table. The main bathroom is modern with a shower, W/C and is complemented by an internal laundry with plenty of storage and a very practical external door access. The upper level consists of two loft-style bedrooms, each with new carpet, A/C and are accessible via individual internal staircases adorned with American Oak handrails, offering charming and private living spaces. Sustainability is prioritised with a 13KW solar system, and a 22,000L water tank. Recent upgrades include a new house pump and hot water system, installed in 2020, and a new sewer treatment system has been installed six months ago, further enhancing the property's self-sufficiency. The house paddock is parklike and is fully fenced providing a secure space for children to play and pets to safely roam.

**Cottage** The renovated cottage has recently been repainted throughout and is an excellent addition to the property. It provides three great sized bedrooms and one bathroom with a shower, bathtub and a separate W/C. The home is equipped with a fireplace, air conditioning, ceiling fans, a 22,000L water tank, and mains power, it offers all the comforts of country living throughout the seasons. The kitchen has plenty of cupboards and bench space and includes a freestanding 90cm electric oven and stove and breakfast bar. The cottage has its own adjoining single car carport, septic system and has a fully fenced house paddock and driveway access. Additional storage is available with a double lock-up garage plus carport and a freestanding machinery shed, perfect for tractor, float, boat or caravan parking.

**Recreation and Income Potential**

- Enjoy a variety of recreational activities, including fishing, kayaking, and swimming in the river. The property is home to rich biodiversity, allowing for the observation of turtles, platypus, and birdlife.
- For the adventurers, there are opportunities for horse riding, trail biking, and bushwalking.
- There are four sites on this property that are currently listed on Hipcamp, generating additional income through camping revenue, this is then complemented by rental income from the Cottage.

**Locational Distances:-**

- 15 mins (16.7 km) to Pomona
- 33 mins (39.6 km) to Noosa
- 1hr 48 mins (149.7 km) Brisbane
- 45 mins (58.8 km) to Sunshine Coast Airport
- 1hr 31 mins (146 km) to Brisbane Airport

To embrace the country lifestyle at this superb lifestyle property in the desirable Noosa Hinterland, you are invited to attend the scheduled Open Home appointments, please check our websites weekly for appointment times. To obtain further information or to arrange for your private inspection, Contact Candice Neate on 0475 106 516.

**Inspection Disclaimer:** This property is not a public place and is someone's home, investment, or private property. Ray White will and has the right to properly qualify all potential purchasers who apply for an inspection and reserve all rights to refuse said inspection without explanation. Animals are not welcome at

inspections whatsoever, to ensure the health and safety of our staff, along with the occupants within the home and the general public. Children who know how to conduct themselves in a respectful manner are most welcome, however, those who do not - along with their parents, will be respectfully asked to leave. Please note that under no circumstances, is anyone authorized to enter the property without the supervision of a Ray White representative. Information Disclaimer: Although Ray White Pomona Hinterland has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. Ray White Pomona Hinterland urges all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.