

Address available on request, Carbrook, Qld 4130

Acreage For Sale

Saturday, 29 June 2024

Address available on request, Carbrook, Qld 4130

Bedrooms: 14

Bathrooms: 5

Parkings: 6

Area: 136 m2

Type: Acreage



Mitchell Wynne
0401527261



Paul Arthur
0466776700

Expressions of Interest Closing 8th August at 5pm

'The Carbrook Farm' 136.86ha of rolling paddocks, farmland and untouched bushland spread across 3 generous separate titles. Located 38km southeast of the Brisbane CBD and just 12km from Redland Bay, opportunities like this only come around once in a lifetime. Currently held as a private farm, the property lends itself to immediate mixed-use business possibilities or astute investors looking for a substantial blue-chip land bank opportunity with future development upside (STCA). At time of marketing, The Carbrook Farm is currently the largest available land offering in SEQ east of the M1 motorway. The offering comprises of multiple established dwellings including a restored six-bedroom Queenslander originally built circa 1880. Along with additional farming infrastructure, dwellings and fenced paddocks, the property also benefits from dual street frontages, dams, fruit trees, established clearings and meets the minimum 100ha lot size requirement for subdivision (STCA). The Offering Highlights: Lot 1 | 84.84Ha • Restored farmhouse built circa 1880 (6-bedroom, 2-bathroom). • Caretaker's cottage (70% renovated 3-bedroom, 2-bathroom). • Main farm shed 23m x 8.5m. • Two-bay garage plus additional closed-in-space with mezzanine 9.5m x 6m. • 11 assigned paddocks complete with reticulated water troughs supplied from main dam. • Five dams. • Crush area. Lot 2 | 25.05Ha • Timber storage shed 8m x 7m. • Bore. • Fully fenced. • Three dams. Lot 3 | 26.97Ha • Main house (5-bedroom, 1-bathroom). • Main shed 16m x 8m. • Bore. • 3 dams. The Location: Located 38km southeast of the Brisbane CBD and just 12km from Redland Bay, Carbrook is a coastal suburb surrounded by local wineries, golf courses, caravan parks, private hobby farms, and water sports. On the banks of the Logan River and within easy access of the M1 motorway and Mt Cotton, Carbrook benefits from its central location and proximity to first class amenities. The Opportunity: Currently held as a private residence/ hobby farm, the property lends itself to immediate mixed-use business possibilities or astute investors looking for a substantial blue-chip land bank opportunity with future development upside (STCA). Development Potential (STCA) • Small lot subdivision. • Large lot subdivision. • Commercial or industrial development. • Aged care. • Schooling. Mixed-Use Potential (STCA) • Short-term accommodation (camping, glamping, caravan park or cabins). • Winery. • Wedding/ corporate events venue and accommodation. • Paddock-to-plate restaurant and accommodation. • Tourism (quad biking, zip lining, bushwalking and hiking). • General farming (e.g. poultry, cattle, turf, nursery). For further information or access to a detailed information memorandum (IM) please contact Mitchell Wynne or Paul Arthur from QLD Sotheby's International Realty today! Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.