

# 1375 Mary Valley Road, Dagon, QLD, 4570



## Acreage Semi-rural For Sale

Saturday, 10 August 2024

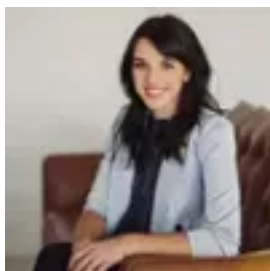
1375 Mary Valley Road, Dagon, QLD, 4570

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: Acreage Semi-rural**



Ronnie Cochrane

## Mary Valley Lifestyle

The lifestyle you have always wanted awaits. A magnificent home with traditional features and complimented by modern upgrades, an entertaining area for all the family and friends and acreage for the horses and cattle. This property presents a unique opportunity with all you could want for in the Mary Valley Lifestyle.

The home itself is a 4-bedroom Queenslander style featuring all the modern comforts of the renovations. Among the highlights are your new Kitchen and bathroom, both impeccably finished with sleek and sophisticated styling. The kitchen enjoys a 4-burner gas stove-top oven and dishwasher with plenty of bench and cupboard space in an open kitchen/dining and living area. The stunning tiles in the bathroom are complimented by a full bath and separate shower, The real show stopper are the decks, 2 recently constructed large open decks for you to relax with a drink or entertain while taking in the views of your property and the Mary Valley countryside. Almost 80 square metres of covered deck opening out seamlessly from your living area, it is breathtaking to behold. If you enjoy entertaining outside, you also have an expansive entertaining area outside the home under cover with paved floor perfect for family Barbecue's while the kids play.

The list goes on, now that you've taken in all the home has to offer, step outside and enjoy your 15 acres of property largely made up by the fertile, open creek flat with Amamoor creek wrapping around the property. The property was once a dairy and the traditional walk-through dairy still stands and is in immaculate condition. The old milk room is a storage area now and would make a great tack room for the horse gear. A steel set of stock yards includes a stock ramp and the property is fully fenced for livestock currently running sheep and cattle. There is an impressive Chicken coop as well!

Just walking distance to the Country township of Dagon and just down the road from the National Country Music Muster. 15 minutes to the Gympie CBD and just over half an hour to one of the world's most popular beaches in Noosa, this property has something for everyone.

Property Features:

6.23 HA (15.4 Acres)

600m walk to Dagon State School, 15km to Gympie State High School

15 Minutes to Gympie CBD

34 minutes to Noosa

4 Bedroom Queenslander style home plus Office/Study

Stunning Modern Kitchen featuring marbled benchtops, 4 burner gas cooktop and oven, dishwasher and plenty of cupboard space in sleek design

All bedrooms include new built in robes with polished timber flooring and ceiling fans throughout the home and rooms

Fully renovated modern bathroom with full bath, stylish wall to floor tiling and large open shower

2 separate Decks on home, 6m x 6m and 6m x 6m both viewing over the property both decks enjoy outdoor fans

2 High Bay Car port beside home ideal for Truck, Boat or caravan

2 car port off back of Entertainers bar area

Steel stock handling yards, with a steel loading ramp

Fertile soils on creek flat with improved pastures (former Dairy farm)

Fully fenced property ideal for livestock (barbed wire and Dog fencing) Property is currently running Sheep and Cattle

Amamoor Creek wraps around the boundary of the property

Under cover Entertainers Bar area with paved flooring

Original Walk-through Dairy in incredible condition, makes for ideal storage area. Would be a perfect Tack room

Additional Storage below home (laundry room also here) enclosed for security

Impressive Chicken Coop and Shelter Shed

Mature Fruit Trees on property as well as newly planted trees in a grove area

Maintained lawns and gardens featuring a large fig behind home

Small Garden Shed being used as home gym

4.1 km to Amamoor (Fuel, Convenience Store, cafe & restaurant)

6.3km to the Gympie Music Muster

2 x 22,500L, 1 x 10,000L and a 5000L Rain water tank connected to home

Zoned - Rural

Property in Gympie Regional Council

This property is all set for you, ready to move in and enjoy the perfection only Country living can bring. Make the move and live the life you dream of. This is a must-see property to take in all it has to offer. Please do not hesitate to contact Ronnie on 0428 843 166 or Kelvin on 0400 843 169 to arrange an inspection.

Disclaimer: in Preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.