

**2045 Amamoor Creek Road, Amamoor Creek, QLD,
4570**



Acreage Semi-rural For Sale

Thursday, 22 August 2024

2045 Amamoor Creek Road, Amamoor Creek, QLD, 4570

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Acreage Semi-rural



Steve Ricketts
0419788733

Welcome to "Sanctuary Hill" a 256 acre Off Grid Paradise

If you're in search of tranquility, unparalleled privacy, & self-sufficiency this remarkable 256-acre property is tailor-made for you. Nestled atop a hill, this open-plan, off-grid home offers breathtaking 360-degree views of the Mary Valley. What sets this property apart is that approx. 50% of its boundaries seamlessly meld with the Amamoor State Forest & Forest Reserve, ensuring a natural sanctuary on a grand scale.

Encompassing a sprawling 103.5 hectares (256 acres), this property has undergone substantial transformation over the past 2.5 years. The residence itself has been extended with additional decking, increasing your outdoor living, plus internal & external paint job, the land has undergone an incredible rejuvenation, complete with the establishment of thriving orchards & bountiful vegetable gardens.

This exceptional property boasts not one, but two distinct property titles. The primary title spans approx. 252.5 acres & encompasses the dwelling & the surrounding acreage, providing a true sense of ownership and space. Additionally, a separate approx. 3.39-acre parcel, conveniently located across the road, boasts an impressive 300+m creek frontage that gracefully winds along two well-appointed paddocks. This parcel has proven to be a successful income generator through its participation in camping ventures via Hipcamp.

House features:

- North facing 4 bedroom, 2 bathroom home on steel posts
- Large master bedroom with ensuite, walk-in-robe & spectacular views over large dam & property
- 2 queen size bedrooms with ceiling fans & built-in-ropes
- 4th bedroom doubles as an office with incredible views over large dam
- Kitchen has an electric oven, gas cooktop, huge walk-in pantry & good bench space
- Family bathroom with bath
- Separate toilet
- NBN satellite access with Skymesh
- Celfi Telstra repeater with 100m diameter mobile phone coverage around the house
- Combustion fireplace
- Solar: 2x3m galvanized shed housing 5.5kw Invertron Inverter & 2x5Kw 24V 220Ah LBS Lithium Ion Batteries with monitoring screen (<2 yrs old) connecting to 9 solar panels on the garage
- SolarHart hot water
- Brand new wrap-around mixed hardwood deck with insulated 3m overhang roof
- Undercover entertaining deck that extends out to provide amazing unobstructed views of the surrounding property & forest
- New Grundfos CM Basic 3-37 electric pressure pump that provides water to the house from the 2 x concrete rainwater tanks totalling 55,000 liters, plus 2 x wall mounted taps in the front & back of the house with extendable water hoses to reach all trees and gardens

Property features:

- 6m x 6m, 2 bay steel framed shed with concrete floor & 2 lockable roller doors
- Orchards: 51 fruit & nut trees (full list supplied on request)
- Gardens: 3 raised veggie gardens (full list supplied on request)
- Herbs & Medicinal Plants: (full list supplied on request)
- Worm farm
- Garden Water: 1x 12,000L corrugated iron tank & 1x 9,000L Tank Makers tall poly tank, both are connected to a water pump that provides water to the veggie gardens & east orchard via the wall mounted tap & extendable garden hose
- Cattle Yards: Cattle yards & loading dock near entrance to property
- Cattle Shed: 6x6m 2 bay steel framed shed with concrete floor & 2 lockable lift doors
- Cattle Shed Water Tank: 5000-litre corrugated iron water tank connected to the shed
- New internal fencing

Future build potential:

- 2 cleared areas overlooking the largest dam for a caretaker residence (approved as part of rural use of property)
- Up to 4 cabins without Council approval (within guidelines)
- Additional cleared area for picnics or camping in the east orchard & various sites for more cabins available at the back of the property

Land features:

- Holds 42 head of cattle in the front paddock with 2 dams, & double that in the back paddock with 2 dams
- 2 of the 4 dams are very large & 2 are spring-fed (water is not an issue on this property)
- 5-acre fire break recently cleared behind the house & seeded with premium grass ready for immediate cattle grazing
- Approximately 150 of the 256 acres are usable for cattle, farming etc.
- Remaining 106 acres as beautiful forest (lots of Quartz rock to explore), admire the wildlife via the many driveable, rideable or walking tracks

This property in the 'Blue Bell' region sits amidst beautiful hills & valleys, just a 35-minute drive southwest of Gympie. It's closely connected to nature, bordered by & offering views of the expansive Amamoor State Forest & Forest Reserve, spanning over 7,000 hectares (17,000 acres). This diverse area includes dry forests, riverine forests & impressive hoop & bunya pine plantations. The property is home to a variety of stunning wildlife & is a haven for bird enthusiasts, with over 120 bird species found in the surrounding forests.

If you would like to embrace this unparalleled opportunity to own this gorgeous property, where nature's beauty meets the comforts of a thoughtfully renovated home, then we welcome you to contact marketing agents Steve & Sonya Ricketts today to organise a private inspection.

Information Disclaimer:

Although Ray White Gympie 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 Gympie urges all buyers to conduct their own independent research & consult their own professionals to conduct due diligence before purchasing.