

36 Carruthers Rd, West Woombye, QLD, 4559

AMBER WERCHON

Acreage Semi-rural For Sale

Friday, 16 August 2024

36 Carruthers Rd, West Woombye, QLD, 4559

Bedrooms: 6

Bathrooms: 4

Parkings: 8

Type: Acreage Semi-rural



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Home + Award-Winning Accommodation Business Set on Pristine Acreage!

Amber Werchon Property presents 36 Carruthers Road. Sitting gently beside the winding waters of Petrie Creek in West Woombye, and with a near zero carbon footprint, this property is surrounded by wilderness with fresh, clean air. Get back to nature in this exceptional property comprising a 4-bedroom family home and an award-winning accommodation business "Starry Nights Luxury Camping" set amongst the tranquil forests of the Sunshine Coast Hinterland. It's the ultimate work-life balance in paradise.

As you pull into the property, you will feel as though you have entered a luxurious eco-retreat with a sense of serenity amongst wildlife on just under 16 acres. The spacious four bedroom home has a beautiful open plan living area that flows out onto the light filled sunroom.

Air conditioning throughout the home with a helicopter fan for quick and air exchanges in summer and a new wood heater for winter. Solar hot water and solar electricity and battery. Kitchen comprises of plenty of bench and cupboard space with large walk-in pantry. The expansive master bedroom is pure delight with access to two balconies, a walk-in robe, and a private ensuite. Downstairs leads to the large second bedroom with external door fit for a granny flat or teenager's retreat followed by 2 more bedrooms and a study. There is also a large utility/ laundry and main bathroom.

2 orchards with numerous fruit and nut trees. Fencing around the property can be used to keep a flock of goats or dorper sheep. Plenty of native trees provide for local wildlife including Banksia, Bottlebrush, Casuarina, and a host of others, attracting birds, bees and butterflies.

We are proud to showcase a truly exceptional nature-based tourism property. Starry Nights Luxury Camping has just been awarded "Best Luxury Eco Camping Accommodation 2024 Australia." The consistent 5 star reviews are testament to an outstanding reputation, attention to detail and service, and has now been nominated for the 2024 Luxury Worldwide Travel Awards.

Website for Starry Nights www.starrynightsluxurycamping.com.au

Whether you are seeking an investment property, lifestyle change or to capitalise on the growth of the wellness and tourism industries, such opportunities in Australia's Premier Holiday destination in the heart of the Sunshine Coast rarely become available.

Each of their 75sqm handmade and self-contained tents are set on the hillside with old, recycled barn floorboards and an elevated deck, basins hewn from stone and a cozy roaring wood fire. Each safari tent also has pillow top king-sized beds with organic linen, flushing toilets and a hot steaming baths and shower with a kitchen. The beautiful guest lounge is a place of laughter and memories. The current owners and hosts allow only 2 bookings/groups at any one time ensuring total privacy and a relaxing and peaceful retreat. Each safari tent is carefully positioned so that it cannot be seen by guests in another tent and have a raw, earthy feeling.

Starry Night's guest lounge is our communal guest hub with a small library, air hockey and pool tables, massage chair and fire box, as well as a choice of games and beverages.

It is easy to run the business also with cleaning, mowing, admin and shopping is just 12 hrs/week, or if you're outsourcing the mowing and cleaning just 3hr/wk.

Enjoy a fulfilling rural lifestyle while reaping the rewards of a successful business venture, combining the best of both worlds.

This property has a proven track record of profitability, producing a lucrative income stream to provide for a family with only 2 safari tents (imagine what 8 could do) with only a few hours work each week. The hard work has already been done with council, allowing the new owners to take full advantage of the opportunity to increase the revenue to its full potential through moving forward with development approvals in place for a further 6 glamping tents on site.

Turnkey Operation: A well-established business with a strong brand presence and loyal customer base, offering an opportunity for investors. Figures are available on request once an NDA has been signed.

- Well-maintained infrastructure including roads and fences
- 2 bespoke handmade glamping tents, sleeping up to 5 people each.
- Large guest lounge (with rear utility area for linen and supplies). Includes massage chair, hand carved pool table, air hockey, retro table arcade game machine set on free play (with 60 games) and lounge suite
- Workshop and tool shed
- 10 state-of-the-art security cameras with audio and video capturing including, night vision, AI facial recognition and alarms that are over the property.
- Shipping container for extra storage
- 50HP tractor with slasher, carry all and finishing mower.
- Although connected to the grid, this property is off grid capable with its own water, electricity and sewerage.
- Rain water from roofs including 140 000 litres of tank water storage, an underground bore with drinkable water (not requiring any filtration) and a water from the spring fed creek (Petrie Creek) with a rare transferable irrigation license including a 3 Phase pump and irrigation equipment.
- Electricity Connected to the grid however there is a new 17 KW solar system and 19KWH battery capable of off living with black start resilience. Power connected to all sheds, tents and right up to the top of the hill where the water tanks are.

To find out more about this tranquil paradise and business opportunity all wrapped into one or inspect please don't hesitate to contact Daniel or Lucy.

We look forward to welcoming you!

Agence Immobiliere QLD Pty Ltd and L Werchon Pty Ltd in Conjunction with Amber Werchon Property Pty Ltd.