

**Address available on request, Mount Perry, Qld 4671**

**RaaS**  
Property Group

## **Acreage For Sale**

Sunday, 28 April 2024

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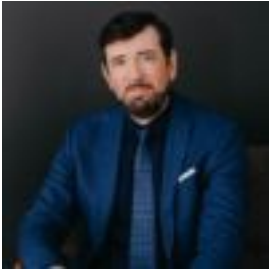
**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 5**

**Area: 72 m2**

**Type: Acreage**



Mathew Anderson

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## Contact Agent

This expansive 178-acre property, which is situated at the peak of the Normanby Range in stunning Mount Perry, offers a plethora of options for an ideal lifestyle blend of quiet, off-grid living, and a ready-made business opportunity. It also boasts breathtaking, endless views of the countryside, mountains, and clear starry skies. Peace and quiet with the added bonus of an income and growing business. This property has it all. Make it as busy or as quiet as you like! Build up the current camping experience business, farm, or just let it be, the choice is yours. The foundations are set either way. With six hand-dug gold mines on the property that date back to 1880, Mount Perry has a rich history of gold mining. This property offers a great place to retreat as well as a unique opportunity to operate for a fossicking camping business. There are many options, opportunities, and inclusions. With the hard work already being done, "Fig Tree Camp" is established and ready to operate and enjoy. A 9 x 14-meter council approved shed that has been converted for use as the primary residence. It is completely furnished with electrical outlets and fluorescent lights, and it is powered by a 6.5 kw solar system running on batteries. With a fireplace in the dining area, partitioned spaces, kitchen, bedroom and bathroom facilities, comfort is assured. For more solitude, a bedroom/office area is divided with roomy wardrobes. Recent additions include a wet room with gas hot water, a toilet, and an enclosed space for dining and barbecuing can be found in a 3 x 9 m addition added onto the back of the shed. When the unfinished kit home meant to serve as the principal dwelling is done, the current shed home can be readily changed back to a machinery shed or kept as caretaker accommodation. The kit house site is set apart from the camp sites and perfectly positioned to enjoy the best views of the surrounding area. Just over 1 hour from Bundaberg, 30 minutes from Gin Gin & 4 minutes to Mt Perry, Fig Tree Camp is conveniently located close enough for all your requirements, the perfect blend of convenience and a quiet country lifestyle awaits. Features & Facilities of the Property Include:

- 2 Lots across 178.8 Acres (Lot 1 39.98 Ha & Lot 8 32.38 Ha)
- 25 Cleared camp sites with cleared paths and tracks
- 9m x 14m residential shed with power, solar, gas hot water, fireplace, wet areas, 2 vehicle carport, additional storage and numerous other improvements.
- Fenced yard with established vegetable gardens with citrus fruit trees and enclosed pens.
- Fully Equipped 2 Person Cabin operating as guest or family accommodation.
- 3 x 27,500L Water tanks & pumps for ample water supply.
- Large Spring Fed Dam for additional water supply.
- 28m x 14m slab and kit home (under construction) with council approvals located on the best site for views on the property in a secluded private position.
- Tractor & Dozer and sundries for land clearing/maintenance
- Numerous creeks for fossicking activities.

After much love & toil the owners are regretfully parting with the property, looking for new owners to hand over to. This property needs to be seen to take in what's truly on offer here. Contact us for a chat about this outstanding opportunity.