

# 22 Little Jogo Road, Vasa Views, Qld 4860

## House For Sale

Wednesday, 19 June 2024



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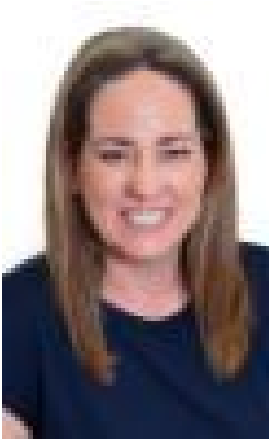
Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 4 m2

Type: House



Kate Fern

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## JUST LISTED

Discover an incredible opportunity at 22 Little Jogo Rd, Vasa Views, where the property is perched on an elevated block, offering breathtaking views of Mt Bartle Frere, Queensland's highest mountain. This property is perfect for first home buyers, downsizers, hobby farmers, and people with livestock. This property boasts three fenced paddocks ready for livestock, a dam, and a Class 1A liveable shed/house that offers room for expansion, including the potential for a large veranda or additional living space. The property is close to some of the region's most popular tourist attractions, including Josephine Falls, Babinda Boulders, Bramston Beach, Paronella Park, Frankland Islands, Nandroya Falls, ETTY Bay and Babinda Kayaks. Located just 12 km north of Innisfail and approximately 1 hour south of Cairns, this property provides the tranquility of rural living while still being close to essential amenities. Key features include:

- A council-approved, fully tiled, and air-conditioned liveable dwelling
- One bedroom with a second living space/living room that has potential to be converted into a second bedroom
- Open-plan lounge, dining, and kitchen area
- Separate bathroom with shower and toilet
- Kitchen equipped with a 900mm Bellini stainless cooker, 5-burner gas cooktop, overhead cupboards, single pantry, and industrial-style lighting
- An adjoining 11m x 8m shed, partially tiled, ready for conversion into additional living or sleeping areas, complete with windows, doors, and laundry facilities
- 3 shaded/covered garden beds ideal for those wanting to grow their own vegetables

Additional infrastructure includes:

- Solar panels and mains power
- 300-liter heat pump hot water system
- Two 27,000-liter water tanks that fill in a couple of hours (no town water)
- Stables or small cattle yard, additional shelter in the rear paddock, and a garden shed
- Mostly sealed driveway and fully fenced property
- A small creek at the front with yabbies, fish, and red claw, and another creek at the back worth exploring
- Good communication services with Telstra, Foxtel, and Free-to-Air TV

The property offers income-generating potential through agistment, perfect for those who don't wish to keep their own livestock. With a free school bus service nearby for Innisfail schools and rates approximately \$3,600 per annum, this property offers a peaceful, self-sustained lifestyle off the land. Embrace a slower pace and make this beautiful spot your new home. For more information or to book an inspection, contact Kate Fern on 0477 701 502 or email [kate@phpfnq.com.au](mailto:kate@phpfnq.com.au) today!