

**L2&4, 117 Aspennell Road, Bollier, Qld 4570**



**Sold Other**

Thursday, 1 February 2024

L2&4, 117 Aspennell Road, Bollier, Qld 4570

**Bedrooms: 8**

**Bathrooms: 5**

**Parkings: 4**

**Area: 132 m2**

**Type: Other**



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**\$3,850,000**

“Bunya Creek Farm” and “Bunya Creek Farm Stay” is a stunning rural property with two homes spanning across a glorious 326 acres (132.75ha) of mixed river flats and rolling hills set upon 2 titles with approx. 700m of direct Mary River frontage. A highly productive cattle property with an abundance of water, great infrastructure plus passive income generated from the Air BNB. Situated in the much sought after Mary Valley Region, in Bollier, just 30min to Gympie and Noosa, under 1 hr to the Sunshine Coast and less than 1.5hrs to Brisbane. The high-set timber home has an air-conditioned, open plan kitchen, dining, and lounge with a central fireplace and a real homely feel for those large family gatherings. Four full length timber French doors open onto the front veranda and offers stunning rural views over the property, perfect for entertaining guests. The galley style country kitchen features retro splashback tiles, a separate walk-in/storage pantry off the kitchen, a double sink, a dishwasher, a gas cooktop, and an electric oven. Leading off the kitchen are 3 large bedrooms, a sleep out, and a spacious office that could be used as a second lounge if preferred. The family bathroom has a featured pedestal vanity, bathtub, and toilet. The home is completed with polished timber floors and raised ceilings throughout with 10,000 gallons of rainwater storage available. The property is fenced into a total of 7 paddocks with a laneway system in place making it ideal for rotational grazing. With heavy loam soils on the river flats rising to forest soils in the higher country the property is covered with pastures consisting of Rhodes grass, Setaria and Kikuyu capable of carrying 110 head. For ease of management there is an excellent set of steel cattle yards with an undercover Q Catch vet crush, multiple holding yards, drafting gates, and loading ramp. Excellent infrastructure includes two sheds with the closest to the home being a powered 10x12m lockable barn style shed with 3 concreted bays, 4 roller doors and a 6m awning while the second is a lockable 11x4m timber shed located nearby the cattle yards. There is an abundance of water with a 16 hectare water license permitting the offtake of water directly from the Mary River plus there is an additional dam. Water is pumped with a 5hp pump through 2-inch poly line to two 5,000-gallon header tanks which services the gardens and multiple water troughs throughout the property. Bunya Creek Farm Stay (air BNB) adds instant income with the perfect retreat for those seeking a peaceful and private escape. Step inside and discover the charming details of this quality home, including ducted air conditioning, decorative ornate cornices, french windows and doors completed with polished timber floorboards throughout. The country-style kitchen is sure to impress, featuring retro tiles, timber bench tops, gas cooktop, electric oven, double sink and dishwasher. Enjoy your meals in the separate dining room or relax and unwind in the spacious lounge area which leads out onto a delightful outdoor deck. Upstairs, you'll find three light-filled bedrooms, each with their own bathroom containing a shower, toilet, and vanity. The master bedroom is situated on a separate wing, and also contains its own kitchenette and own private balcony overlooking the stunning rural views. The 4th bedroom is downstairs and again features its own bathroom with shower, toilet, and vanity comfortably accommodating up to 6 people. The guest accommodation also boasts a large undercover entertainment deck with breezeway, outdoor sauna and spa plus there is a beautiful gondola high on the hill with picnic table, BBQ, and small water tank to spend quality time soaking in the amazing views of Pomona Mountain and Mt Eerwah right through to the Kenilworth Bluff. Other features include parking for 4 cars, two 5,000-gallon water tanks, 14 solar panels and solar hot water while the yard is fully fenced, providing plenty of space for children to run around and enjoy. Enjoy total peace and quiet in this remote location. “Bunya Creek Farm” is a highly productive cattle operation supported by quality pastures and guaranteed water supply in a premier location second to none while “Bunya Creek Farm Stay” Air BNB provides a passive income all year round. Summary • 326 Acres on 2 Titles, 2 Homes, approx. 700m direct Mary River frontage • Lot 2 - 198.37 acres (80.28ha) and Lot 4- 128.37 acres (51.95ha) • 16 Hectare Mary River water licence, dam towards entrance of property • Two 5,000-gallon header tanks, gravity fed to water troughs throughout • Fenced into 7 paddocks with laneway system for easy rotational grazing • Cattle carrying capacity - 110 head, productive pastures with mixed grasses • Steel cattle yards, vet crush, holding yards, drafting gates & loading ramp • 12x10m 3 bay powered shed with 6m awning plus lockable 11x4m timber shed • 5,000-gallons rainwater at home, 5,000-gallons rainwater from the shed • Highset home- Air con open plan Kitchen, Dining and Living, fireplace • Country timber kitchen, retro tiles, dishwasher, gas cook top, electric oven • Polished timber floors, raised ceilings, french doors, full length veranda • 3 bedrooms plus sleep out, second lounge/office, family size bathroom • Second home- Two Storey Established Air BNB providing passive income • ducted air con, french windows & doors, polished timber floorboards • Country-style kitchen, gas cooktop, electric oven and dishwasher • Upstairs - 3 bedrooms, 3 bathrooms, separate dining and lounge • Master in separate wing with own kitchenette and own private balcony • Downstairs- 4th bedroom with own

bathroom accom for up to 6 people • Under covered entertainment deck, breezeway, outdoor sauna and spa • Beautiful gondola high on the hill with picnic table, BBQ, & water tank • Amazing views of Pomona Mountain, Mt Eerwah and Kenilworth Bluff • 4 car accom, 10,000-gallons rainwater, 14 solar panels, solar hot water • Fully fenced house yard, plenty of space for children to run around • A stand out property with quality improvements, in a premier location! Contact Marketing Agent, John Bambling on 0418 715 165 today to schedule an inspection! All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.