

203 Gigoomgan Road, Brooweena, Qld 4620



Other For Sale

Friday, 5 April 2024

203 Gigoomgan Road, Brooweena, Qld 4620

Bedrooms: 1

Bathrooms: 3

Parkings: 16

Area: 35 m2

Type: Other



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Contact Agent

Nestled amidst the serene landscapes of Brooweena, 203 Gigoomgan Rd stands as a testament to versatile possibilities. Boasting an expansive 86-acre parcel of land, this property has a rich history of serving as a commercial hub for festivals and camping adventures, including hosting major music festivals. Zoned rural, the beauty of this one is that you can just move right in and keep it all for yourself, or you can pursue commercial opportunities given the infrastructure onsite.

Key Features:

- 1. Versatile Infrastructure:** Tucked away 900m up the meandering driveway, the property features a main shed that's been purpose built to the highest of commercial standards and insulated as a sound shell to fit approx. 200 guests undercover (27 x 22m). Nestled into the side wing is a 9 x 6m air conditioned studio apartment equipped with a modern kitchen, (dishwasher, gas cooktop, and ample storage space), modern bathroom with walk in shower, walk in robe and a comfortable living space. This is approved as a "Caretaker's Dwelling" leaving the option open to build a second "Home" onsite. Under the other side wing you'll find a fully operational Camp Kitchen for guests.
- 2. Amenities Block:** Boasts a total of 5 toilets, 3 showers, 3 basins plus a dedicated disability bathroom and storage room/laundry facilities. Plus the additional 5 "Bush Showers" with pully system in place have their own plumbed in hot/cold taps nearby for ease and safety of filling buckets.
- 3. Sustainable Utilities:** Ensuring self-sufficiency, the property boasts 5 x 5000-gallon tanks for water storage, along with a commercially rated septic system capable of serving up to 300 people. Additionally, the presence of 14 taps scattered throughout the property to the existing campgrounds ensures easy access to water for various purposes.
- 4. Energy Efficiency:** Embracing eco-friendly practices, this Off Grid property is equipped with a 6kW solar inverter system supplemented by a backup generator, ensuring uninterrupted power supply even in remote settings. There is a Commercial Gas Tank in situ for filling bottles onsite and can also be used to fill bottles for campers. Solar lights illuminate the driveway, offering both functionality and sustainability.
- 5. Security and Entertainment:** The property features security cameras strategically placed to ensure safety and surveillance. A full-size stage sets the scene for entertainment and performances, adding to the property's versatility and entertainment value.
- 6. Natural Features:** A Spring dam enhances the natural charm of the property, offering potential recreational activities or additional water sources for various purposes.

Ideal Investment Opportunity: With its diverse features and strategic location, 203 Gigoomgan Rd presents an ideal investment opportunity for entrepreneurs, event organizers, or those seeking a unique commercial venture. Its history of hosting major music festivals adds to its appeal, attracting a wide range of potential clients and patrons.

Don't Miss Out: Seize the opportunity to own a piece of Brooweena's commercial landscape. Contact us today to schedule a viewing and explore the endless possibilities that await at 203 Gigoomgan Rd.