

388 Swan Gully Road, Bromelton, Qld 4285

Other For Sale

Saturday, 29 June 2024



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Area: 366 m2

Type: Other



Cathy Snip

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CONTACT AGENT

Are you ready to escape the hustle and bustle of city life and own your very own slice of paradise? Look no further than this unique 900+ acre property nestled just 15 minutes from the charming township of Beaudesert. This property is a gem waiting to be discovered boasting a rare combination of natural beauty, versatility, and potential to earn an income from day 1.

Property Highlights:

- Prime Location:** Situated just a short drive from Beaudesert and only an hour from Gold Coast, Brisbane, and Ipswich. This property offers the perfect blend of rural tranquillity and convenience. Enjoy easy access to town amenities while immersing yourself in the serenity of the countryside.
- Instant Income:** This property has DA approval for and is currently operating as a 4WD park and campground. The DA is also open to events and other activities and adds huge value as it is unlikely that it would be granted again in the surrounding areas. The business earns a solid full-time income when run on a part-time basis with no paid marketing. With a little effort the revenue could easily double. The business has future bookings in place, is actively present on different camping platforms and has a huge online presence through the likes of google, YouTube and Social Media platforms.
- Unparalleled Versatility:** This property offers endless possibilities with a diverse landscape perfectly suited to the recreational activities it hosts. The property currently supports cattle and has dams throughout. The land is also included in the State Development Area which offers even more development opportunities.
- Natural Beauty:** Immerse yourself in the breath-taking natural beauty of the Australian countryside. This property has views of Brisbane city as well as the surrounding hills and towns. A creek runs from one end of the property to the other which makes for a perfect rainforest walk. The property is truly relaxing, and nighttime offers clear skies not polluted by city lights.
- Investment Potential:** This property represents a solid investment opportunity. Whether you are looking to diversify your investment portfolio, create a legacy property for future generations, or capitalise on the growing demand for rural lifestyle properties, this is an opportunity not to be missed.

Property Infrastructure:

- House Frame:** 3 bedroom home ready to be completed (asbestos free and professionally removed). Off-grid power and plumbing ready to go. Laundry, toilet, and shower under neath the house still operational.
- Car port attached.**
- Workshop/shed:** Plenty of shelves and cupboard space with covered tractor parking bay attached.
- Sleepout:** Lined and liveable cabin with deck, power, and wash basin.
- Storage sheds:** Insulated shed, shipping container and covered car port/tractor storage.
- Water Storage:** Over 110K Litres of water storage in an interconnected network for tanks and plumbing. Two pumps offer redundant capacity to pump into header tanks for months of gravity fed water.
- Office Donga:** Can be hooked up to solar and water if required.
- Amenities main camp area:** 2 operational toilet blocks. Both could be used to full capacity with minor repairs. 2 coin operated hot showers. Steel framed pad, ready for tiny home, cabin, glamping tent etc. Complete with shower attached.
- Glamping Toilet block:** Supports 2 flushing toilets, basins, and septic.
- 2wd accessible Driveway:** Picturesque dirt road, through beautiful farmland.
- Fences and Gates** throughout