

**547 Rocks Rd, Pie Creek, QLD, 4570**



**Rural For Sale**

Thursday, 22 August 2024

547 Rocks Rd, Pie Creek, QLD, 4570

**Bedrooms: 9**

**Bathrooms: 3**

**Parkings: 10**

**Type: Rural**

## The Springs: A Premier Rural Property - Noosa Hinterland

### Property Overview:

Nestled within the picturesque Mary Valley, The Springs stands as a beacon of quality and versatility in rural property. Spanning an expansive 753 acres across three freehold titles, this esteemed estate offers a blend of pastoral excellence and modern convenience. Boasting a prime location just 5 minutes from Gympie and a leisurely 55-minute drive to the coastal charm of Noosa, The Springs presents a rare opportunity for discerning buyers seeking a premium rural lifestyle. With an average annual rainfall of 45 inches, the property enjoys a favorable climate conducive to year-round productivity.

### Agricultural Excellence:

Renowned for its superior cattle breeding and fattening capabilities, The Springs epitomizes agricultural excellence. With a capacity for sustaining 200 breeders year-round, the property's diverse grasses and pasture improvement initiatives ensure optimal livestock health and productivity. Spread across rich volcanic soil, approximately 300 acres offer the potential for avocado production, diversifying revenue streams and enhancing the property's investment appeal.

### Water Security and Infrastructure:

Water security is paramount at The Springs, with nine dams and a perennial flowing spring providing reliable water sources throughout the year. The property's well-equipped infrastructure includes three residences, machinery and car sheds, a packing shed, and cold rooms, catering to both operational needs and residential comfort.

### Natural Beauty and Accessibility:

Boasting a northern aspect and a backdrop of stunning natural landscapes, The Springs exudes rural charm and tranquility. From the rolling hills to the lush pastures, every aspect of the property reflects a harmonious blend of beauty and functionality. Furthermore, convenient access to major transport hubs, including the Sunshine Coast Airport, ensures seamless connectivity to urban amenities and markets.

### Investment Opportunity:

Whether seeking a lucrative agricultural investment or a serene countryside retreat, The Springs offers unparalleled potential. Its reputation as one of the Mary Valley's premier properties, coupled with its strategic location and versatile land use options, positions it as a coveted asset in today's market. Whether downsizing from a larger holding or embarking on a new agricultural venture, The Springs beckons as a symbol of rural sophistication and opportunity.

### Key Features:

- 753 acres spread across three titles
- Prime location 5 minutes from Gympie and 55 minutes to Noosa
- Capacity for sustaining 200 breeders year-round
- Rich volcanic soil suitable for avocado production
- Nine dams, bore and a perennial flowing spring for water security
- Well-equipped infrastructure including residences, sheds, and cold room
- 2 irrigation licenses with electric motors and pumps installed
- Northern aspect with scenic vistas
- Improved pastures fenced into 12 paddocks
- Average annual rainfall of 45 inches supporting year-round productivity
- Residential developments nearby
- Convenient access to major transport hubs, including the Sunshine Coast Airport.

In essence, The Springs represents more than just a property—it embodies a lifestyle of quality, abundance, and rural elegance. As the gateway to a world of agricultural prosperity and natural beauty, this premier rural retreat invites you to embrace the essence of country living in the heart of the Mary Valley.

Contact Duane Potter on 0411 121 661 or Michael Chalmers on 0478 141 951 for a private inspection.

**Inspection Disclaimer:**

This property is not a public place and is someone's home, investment, or private property. Ray White will and has the right to properly qualify all potential purchasers who apply for an inspection and reserve all rights to refuse said inspection without explanation. Animals are not welcome at inspections whatsoever, to ensure the health and safety of our staff, along with the occupants within the home and the general public. Children who know how to conduct themselves in a respectful manner are most welcome, however, those who do not - along with their parents, will be respectfully asked to leave. Please note that under no circumstances, is anyone authorized to enter the property without the supervision of a Ray White representative.

**Information Disclaimer:**

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