



The largest single land parcel left in the Sunshine Coast Regional Council area is 1 hour from Brisbane airport, 30 minutes from Maroochydore airport.

Opportunities like this are very few and far between.

A stunning piece of land in Noosa's hinterland, the Mary River forms its north and west boundaries, and Boyle Road, named after property's first owner, on its eastern boundary.

Currently zoned agriculture, its location and size along with access to water, offers the buyer significant future potential in farming, tourism, sport and recreation and/or small acreage residential development.

Farmed for 40+ years by the current owner, who still lives in the 115-year-old cottage, it was a successful cattle grazing property with a carrying capacity of 400+ grass fed cattle (with a greater carrying capacity under modern farming methodology), also cropping lucerne.



The property size, soil quality, access to water and proximity to markets offers an exceptional opportunity for farming and is suitable for macadamia, the introduction of new crops or new high-yield exotic orchard fruit, vineyards, premium dairy or beef cattle fattening and production, or thoroughbred horse stud.

The property has two water licenses with 80 acres under irrigation with more than 1.5km of pipe underground, with the opportunity for more, along with creeks and potential dam areas.



More importantly, it is in the heart of the Sunshine Coast economic development zone and subject to the South East Queensland Regional Plan 2009-2031 regulatory provisions which seek to support diversification of rural economies by allowing a range of activities, including:

- * new or niche crops
- * tourism
- * small-scale industry and business activities
- * community facilities including sport and recreation.

Therefore, while currently zoned for agriculture, an application may be submitted to Sunshine Coast Regional Council for projects such as tourism, or large-scale small acreage residential development. Or, all of the above (such as luxury lodge with ecotourism, golf course with lodge and country club and low-density residential development).

There are established wildlife corridors and specifically a 100 acre pocket of timber - the ultimate environmental offset ready and waiting, that can further be added to with new plantings for offset, carbon farming or conservation purposes.

From black soil river flats, through elevated and undulating paddocks of red volcanic soil to wooded ridge lines with beautiful views over the surrounding district to Mount Cooroora (Pomona), Mount Cooroy, and Mount Eewah and everything in between, this is an extraordinary blank canvas on which to create your vision for the future.

The property must be sold. All offers considered.

Tender closing : Deadline has been extended to 23rd October 2015.

Please call Alex Harris of SLP NOOSA on 0412 635 274 for a copy of the Information Memorandum.



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