

SOLD



3490 To 3494 Maleny Kenilworth Road, Kenilworth



Well Presented Working Property with Infrastructure and Bonus Lifestyle

Nestled in the rolling green hills of the lush, green Mary Valley in the Sunshine Coast hinterland, is the Mary Valley Wagyu Stud, River Park...in excess of 114 hectares of prime cattle property complete with three homes and fully equipped to run income producing livestock.

With two kilometres of Mary River frontage, River Park has irrigation for 16 hectares and an abundant water supply, with nine dams and a three acre lake. The acreage also has several cleared elevated home sites that showcase 360 degree views all over the property and beyond...

Currently River Park has three residences the main home, a delightful Cape Cod style design with five bedrooms, two bathrooms, an inground pool framed by tropical vegetation and complemented by a gorgeous gazebo which overlooks the pool

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Price	SOLD
Property Type	Residential
Property ID	226

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and the property. There is also a fully renovated two bedroom cottage with polished timber floors and an alfresco terraced area complete with stunning views. Add to this a very functional 4 bedroom Queenslander home perched high on the hill with accompanying horse stables you have abundant accommodation opportunity for extended family or rent out and earn additional income.

The property itself is currently a working Wagyu stud, established in 2001, the herd of quality cattle is also available for sale to an interested party. With near new steel and timber cattle yards with race, RPM Allrounder cattle crush with NLIS Wand and Ruddweigh 800 scales, plunge dip, loading ramp and covered workstation; the complete set up is established and ready for new ownership just to continue operations seamlessly.

Horse aficionados will find plenty to love at River Park, with brand new stables x 4, tack room, storage for horse float and an outdoor riding arena. The property itself provides a stunning landscape to go for endless early morning or late afternoon rides, taking in the natural beauty of the surrounds.

Other structures on the property include a two-storey shed with two smaller sheds, a timber workshop with three-phase power, an electric bore and windmill. All 12 paddocks have their own water supply, and there are 9 dams scattered throughout the property, including a three acre lake...water is in abundance, and the area records above average levels of rainfall.

In all there are four lots available to be sold in one-line.

Lot 1: 88 acres: Main house, cattle yards, river frontage, grazing paddocks, 2 houses.

Lot 2: 36 acres with two dams, two paddocks, power and elevated home sites with views, separate entrance.

Lot 3: 5 acres complete with 4 bedroom Queensland style home with magnificent views and 6 x timber horse stables

Lot 4: 153.7 acres large lake, grazing paddocks, possible house sites.

Located in an idyllic, serene part of the picturesque Mary Valley, 2.5 kilometres south of Kenilworth, and only 40 minutes to Noosa, 25 minutes to Eumundi, 35 minutes to Maleny and 1 hour and 40 minutes to Brisbane, you can still enjoy the privacy and benefits of acreage living, without being miles from major centres. Two private schools, Nambour Christian College and Lutheran Christian College Noosa have a bus service in Kenilworth township, and Kenilworth has a lovely little country primary school for its residents. Surrounded by national parks that attract campers and leisure seekers from all over Australia, this is a bustling area for eco-tourism, with many day trippers picnicking in the area and enjoying the natural beauty of the Conondale Ranges.

There is a multitude of possibilities here, including expanding on the popularity of eco-tourism, but the most obvious opportunity is for a lifestyle retreat for a cattle grazier downsizing from a larger property in a more isolated western location, to a more verdant, property so close to the east coast and major amenities.

River Park offers a unique lifestyle that is rare on the Sunshine Coast; a total agri-farming package that produces a solid income, with future possibilities to evolve into an eco-tourism style destination...a savvy investor will buy now whilst the market's at rock bottom and watch this parcel of land appreciate in value when the economy recovers.

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