

204 Birt Rd, Long Flat, QLD, 4570



Acreage Semi-rural For Sale

Wednesday, 13 November 2024

204 Birt Rd, Long Flat, QLD, 4570

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Acreage Semi-rural



Ronnie Cochrane

Country lifestyle minutes to town

Your private country oasis awaits at 204 Birt Road, Long Flat. Hidden away just off Mary Valley Road, 7 minutes from Jones Hill, this property is all you have been searching for. The modern renovated home is a touch of class combining country style with sophisticated modern elegance. Sitting on your large timber deck and admiring the views of the country and your stock below, you will understand this property was made for you.

For the stock lover, this property has all you could ever ask for. Fully fenced with 12 grazing paddocks and laneways, all the water you will ever need in 4 Dam's and excellent stock handling facilities. Not satisfied with just livestock yards, race and handling crush, there is also a dedicated grassed round yard and a 20m x 40m horse arena. The rich, fertile soils were formerly used to grow various small crops and are capable of producing thriving abundant pastures for a range of stock. This property is all decked out for horses or cattle, just waiting for you to move in.

The home has had expansive renovations recently with a keen eye and thoughtful design making you feel at home from the moment you step in the door. The main bedroom now enjoys its own ensuite combined with walk in robe making the most of the space. It's the outdoor lifestyle that is most appealing in a country property, but this home immediately makes you feel at home. The Studio is built into the concrete shed with the laundry built in and currently being used as a 4th bedroom.

With town just minutes away, this property ticks all the boxes of modern living with the facilities for your 4-legged friends. With views of Mount Cooroora, this 34 acre piece of paradise is hidden in waiting for you to make the move.

Property Features:

13.99 HA (34.6 Acres)

7 Minutes to Jones Hill (School, Day care centre, Fuel, Convenience Store and Bottle shop)

14 minutes to Gympie CBD (Mary Street)

41 Minutes to Noosa, QLD

3 Bedroom plus studio renovated home

Modern renovated kitchen with built in 4 burner gas cooktop & oven. Country style kitchen with white tile splashback and loads of bench and storage space.

Carpet flooring in the bedrooms with ceiling fans throughout home

Combined ensuite and walk in robe in Main bedroom

Air Conditioning in living area by kitchen

Renovated bathrooms with sophisticated tiling in main bathroom featuring a full bath

7m x 4m covered Timber Deck off home overlooking property a great place to relax or entertain

9m x 12m Double roller door concrete block shed with power, lights and fans by home

Studio in shed has laundry built in and is currently operating as a 4th bedroom but may be suited to office space or dedicated laundry and storage if 4th bedroom is not required

Outdoor entertaining areas off studio and front deck

12+ paddocks with laneway systems in place

20m x 40m horse arena w/chook manure and sawdust foundation

18m Grassed Round yard

Stock yards with race, loading ramp, crush and two holding yards

4 dams, one very large spring-fed with wonderful recreational opportunities (kayaking/SUP)

Privacy of being the last property on the road, quietly tucked off Mary Valley Rd

Fertile soils formerly small crops grow abundant pastures with potential for a multitude of cropping/gardening.

Front Porch of home covered with Timber deck

Views of local landmark Mt Cooroora

Established fruit trees including: Bowen Mango, Common Mango, Dwarf Mandarin/Lime/Orange/Lemon, Black Sapote, Paw Paw, established Banana, Kumquat, Grapefruit and more

Large mulched market garden area (approx. 15 x 4m)

Compost bays off stock yards for gardening.

House Yard fenced from livestock

Traditional Hills-Hoist Clothesline

2 x 5000 Gallon rain water tanks for household use plus 1 x 5000 Gallon stock/garden water tank

Large double chook pen, set up for dual flocks.

Permanent irrigation

Large under house storage options/potential to build in third bathroom/laundry

Zoned Rural

Property in Gympie Regional Council

This dream property is all set for you, ready to move in and enjoy the perfection only Country living can bring. Make the move and live the life you dream of. This is a must-see property to take in all it has to offer. Please do not hesitate to contact Ronnie or Kelvin Cochrane on 0428 843 166 or 0400 843 169 to arrange an inspection.

Disclaimer: in Preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.