

619 Towns Creek Road, Mount Perry, QLD, 4671



Acreage Semi-rural For Sale

Thursday, 24 October 2024

619 Towns Creek Road, Mount Perry, QLD, 4671

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Acreage Semi-rural



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"Fig Tree Camp - Camping & Gold Fossicking Business"

Discover the ultimate blend of adventure, tranquility, and opportunity with this unique Camping & Gold Fossicking Business, nestled in the historic gold mining town of Mount Perry. Spanning 178.79 acres across two titles, this remarkable property is registered with Hipcamp and boasts the prestigious Star Host Award, making it an ideal venture for anyone looking to immerse themselves in nature while running a thriving outdoor business.

This business comes fully equipped with its established Facebook page, phone number, logo, and marketing design-everything you need to hit the ground running. The land includes 98.79 acres on Lot 1 and 80 acres on Lot 8, both boundary fenced and ready for cattle (currently running approx. 20 head). With timber stockyards, a loading ramp, two dams, three springs, and a seasonal creek, the property offers excellent water resources for livestock or future ventures. The breathtaking mountain views and serene surroundings make this a perfect escape from the hustle and bustle of everyday life.

The gold mine at the rear of the property is a central attraction, drawing fossickers from near and far. Visitors can purchase day fossicking passes, adding another income stream to this already versatile business.

The residence is a cozy, council-approved 7m x 12m shed home with an open-plan layout, complete with a stainless steel kitchen, gas cooktop, dishwasher, and wood heater for those cool nights. The adjoining carport and storage container offer plenty of space for vehicles and tools, while the dog-proof fenced yard ensures your pets stay safe. An off-grid 7KVA solar system with 12 batteries powers the home, supported by a backup generator, ensuring sustainability and independence.

For green thumbs, the property boasts an impressive array of fruit trees, including banana, apple, citrus, and macadamia, alongside eight raised vegetable gardens brimming with herbs, tomatoes, and more. Poultry pens house chickens, geese, and guinea fowl, and there's even a horse to complete the rural lifestyle.

A second council-approved dwelling, built to lock-up stage, provides potential for expansion. It features a steel frame, insulated walls and ceiling, security screens, and two spacious verandas to soak in the panoramic mountain views. Three large rainwater tanks ensure water supply is never an issue.

Camping enthusiasts will love the 23 cleared, unpowered camp sites, each with its own fire pit and stunning views. Guests can enjoy the amenities block with toilets, hot showers, and solar power, providing a comfortable stay in the great outdoors.

Located just six minutes from the heart of Mount Perry, you'll have quick access to local amenities, including a primary school, post office, art gallery, and the historic Mount Perry Federal Inn. For outdoor recreation, Mingo Crossing Recreational Park is just a short drive away, offering watersports and fishing opportunities.

This business is mostly walk-in, walk-out-just bring your personal touch to make it your own. With mobile phone reception, satellite NBN available, and inclusions for both home and land, this property is ready to be your next adventure. For additional information or to arrange an inspection, please email us for a detailed list of inclusions and floor plans.

Live the dream in Mount Perry-where history, nature, and opportunity meet.

At A Glance

Property

- Registered with Hipcamp - Star Host Award Holder
- Camping & Gold Fossicking Business includes Facebook Page, Phone Number, Logo & Marketing Design
- 178.79 Acres on 2 Titles

- Lot 1 - 98.79 acres
- Lot 8 - 80 acres
- Boundary Fenced
- Vegetation Map is 100% White - Able to be Cleared
- Timber Stock Yards with Loading Ramp
- 2 Dams
- 3 x Springs on the Property
- 1 x Seasonal Creeks
- Mountain Views
- Quiet & Peaceful Location
- Currently running approx. 20 head of Cattle
- Gold Mine at the Rear of the Property - Currently used as part of the Business with Day Fossicking Passes Sold to Visitors

Shed Home

- Dog Proof Fenced House Yard
- Approx. 7m x 12m Council Approved Shed currently used as the Main Residence
- Adjoining Approx. 6m x 9m Double Carport with 20ft Shipping Container for Storage
- 2 x Whirly Birds
- 1 x 22,500L Rainwater Tank for Home Use and 1 x 10,000L Dam Water Tank for Garden & Toilet Use
- Off Grid 7KVA Solar System with 12 Batteries for Storage
- Generator connected to Solar System
- Compliant Smoke Alarms
- Open Plan Layout
- Stainless Steel Kitchen with Gas Cooktop & Dishwasher
- Dining Room with Wood Heater
- Living Room with Glass Doors overlooking the Property
- 2 Bedroom Spaces
- Sunroom currently used as a 3rd Bedroom
- Family Bathroom with Shower, Toilet & Vanity
- Office Space
- Fruit Trees inc. Banana, Apple, Passionfruit, Blueberry, Strawberry, Pineapple, Finger Lime, Grape, Boysenberry, Macadamia, Citrus, Guava, Mulberry & Mango
- 8 Raised Vegetable Gardens with Sweet Potato, Herbs inc. Rosemary, Parsley, Thyme, Lavender, Roma Tomato & Chilli
- Poultry inc. Chickens, Geese, Guinea Fowl plus a Horse
- Dog Pen
- Fire Pit
- Mostly Walk in Walk Out - Please email for List of Inclusions

Dwelling

- Council Approved Dwelling
- 22m x 14m Under Roof
- Built to Lock Up Stage
- Steel Framed
- Insulated Ceiling & Walls
- Security Screens
- 2.5m Wide, Full Length Veranda Front & Rear
- All Current Approvals Completed to this Stage
- 3 x 27,500L Rainwater Tanks
- Mountain Views
- Floor Plans and Additional Information Available via Email

Cabin

- 6m x 3m Cabin
- Deck at the Front overlooking the Property
- Insulated
- Off Grid with Solar Panels
- Lights
- Water Connected
- Fire Pit

Camp Sites

- 23 Cleared Grass Camp Sites
- Unpowered
- Fire Pit for each Camp Site
- Beautiful Views
- Amenities Block containing 2 x Toilets and 2 x Showers with Gas Hot Water & Solar Power

Additional Information

- Rates Approx. \$915.00 per half year
- Mobile Phone Reception
- Satellite NBN Available
- Some Inclusions for the Home and Land are included in the Sale
- 6 mins to Mount Perry Town Centre (5.4km)
- 6 mins to Mount Perry State Primary School (4.8m)
- 28 mins to Mingo Crossing Recreational Park (34km) (Watersports & Fishing)
- 42 mins to Gin Gin (58km)
- 78 mins to Bundaberg Airport (108km)

Mount Perry is a gorgeous Gold Mining Town and boasts many great facilities including a golf course, racecourse, showgrounds, large recreation hall/gym, caravan park, community vegetable garden, community crop swap, medical centre, vet (visiting), service station/hardware store, post office, council office, art gallery, museum, Mount Perry Federal Inn, pub, corner store, primary school & police station.

To book your private inspection, contact Kelly today on 0413 445 101.

* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. *