

**Address available on request, Yarrabah, Qld 4871**



**Lifestyle For Sale**

Thursday, 9 January 2025

Address available on request, Yarrabah, Qld 4871

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 138 m2**

**Type: Lifestyle**



Therese Plath  
0418772995

## **\$2.8million**

Therese Plath presents this exceptional lifestyle opportunity where you can live, play and profit ... Welcome to building a financial future in this absolute private location. Located just 25 minutes from Cairns City this rare and unique property provides not only privacy and seclusion but endless opportunities with the property completely off-grid only using solar power. As you drive along the undulating driveway, you find yourself gradually enveloped by the lush greenery of the rainforest. Nestled within this serene landscape is a charming, livable three-bedroom home. The house features a functional kitchen with a gas cooktop and oven, a combined bathroom and laundry, and spacious verandahs that invite you to relax and soak in the tranquil surroundings. Here is what we have on offer:-  
• Older style three bedroom home  
• A new house pad prepared and awaiting you to build your dream home in absolute privacy  
• Air-conditioned and operational cocoa processing facility  
• Large shed, equipped for cocoa processing, with a 3-phase solar system, battery storage, and a 45kW backup diesel generator  
• A large Grundfos irrigation pump services the farmland  
• Current water license to pump 60,000 litres per hour from permanent creek on property  
• House and Shed are both fully off-grid with solar power  
• 2,000 established cocoa trees over 6' high planted on 3 acres  
• 50 acres of cleared land, with approval to clear additional land if needed  
• Income from sales of cocoa can be provided  
Located just a five-minute drive from some of the best fishing spots, this property offers the perfect blend of convenience and outdoor adventure. Whether you're a seasoned angler or simply enjoy a relaxing day by the water, you'll appreciate the easy access to abundant fishing opportunities, all within minutes from your doorstep. Enjoy the serene natural surroundings and make the most of your leisure time with this prime location for fishing enthusiasts. Cocoa to chocolate ... whether you continue to harvest the cocoa, plant more cocoa trees, fence the property and farm cattle or simply seek and enjoy ultimate privacy, inspections are available by appointment and welcomed. The property is available for \$2.8 million for the house and land, or \$3.8 million if you choose to include the business opportunity. Call Therese Plath on 0418 772 995 or [therese.plath@raywhite.com](mailto:therese.plath@raywhite.com)