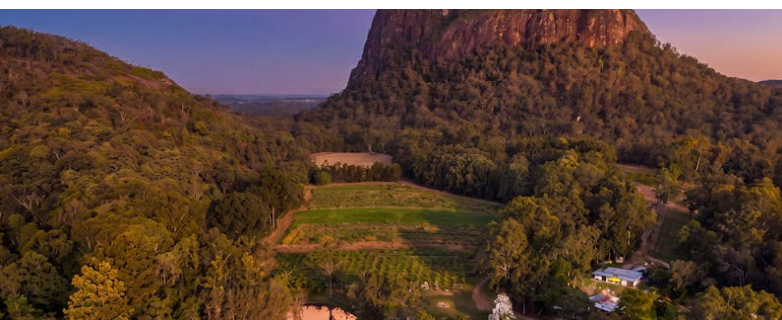




171 Barrs Road, GLASS HOUSE MOUNTAINS, QLD 4518

Some properties are simply too rare to replace once the opportunity has passed.

12.37 hectares, 30.57 acres

Beyond the sealed frontage of Barrs Road, a gravel drive moves through gently sloping land and natural gully systems before revealing one of Tibro Station's defining moments: the imposing presence of Mount Tibrogargan rising beyond the rear boundary.

Named for the mountain that defines its setting, Tibro Station is a rare 12.37-hectare Glass House Mountains holding where privacy, productive capability and long-term lifestyle vision come together.

Adjoining National Park across its rear boundary, the property offers a remarkable sense of seclusion while remaining only minutes from township conveniences. Approximately 7.5 hectares of gently sloping, cleared and productive land forms the practical core of the property, while natural vegetated gullies through the balance create privacy, visual interest and a strong connection to the surrounding landscape.

At the rear of the property, a cleared and accessible area sits well separated from the

TYPE: For Sale

INTERNET ID: 136P0073

SALE DETAILS

**Expressions of Interest
closing 19th Aug 2026**

CONTACT DETAILS

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existing farm improvements and presents an extraordinary setting in which to contemplate a future private residence or landmark lifestyle estate. Mount Tibrogargan rises dramatically to the south-east beyond the rear boundary, while the outlook opens across the property's own land towards Mount Coonowrin, Mount Beerwah and Mount Ngungun to the north-west.

It is a setting that cannot be replicated. The outlook is not confined to one time of day; it changes continuously with the weather, cloud, light and season. Here, the mountains become part of the everyday experience of the property.

Beneath the lifestyle appeal is a capable and proven horticultural platform. The cleared country comprises a combination of duplex and sandy loam soils, improved over time by the current owners to support production. Tibro Station is currently used for spray-free in-ground and hydroponic ginger, with a history of chokos, passionfruit and other horticultural crops.

Substantial water and irrigation infrastructure underpins the productive capability of the holding. The main, approximately 12 ML spring-fed dam is a defining feature of the property, creating a substantial private waterbody within the landscape and offering a striking focal point for any future estate vision.

A second approximately 2.5 ML dam, supplementary bore and farm well further support the holding, while an new pumping system, reticulated irrigation, filtration and automated fertigation infrastructure provides a genuine operational foundation for buyers wishing to retain, adapt, simplify or reimagine the productive component.

Although currently established as a horticultural property, Tibro Station offers the land, water and landscape qualities to be reimaged as an equine, grazing or curated private estate, with the broader setting also inviting consideration of paddock-to-plate enterprise, boutique accommodation or an events-based use, (subject to all necessary approvals).

Existing farm improvements provide a practical working base, including approximately 400 sqm of shedding, 63-amp three-phase power, pump shed, and ancillary structures. An enclosed 14 m x 8 m farm shed contains an internal fit-out comprising four rooms, kitchen and bathroom facilities. This fit-out is not approved residential accommodation.

For buyers seeking a property of genuine substance, Tibro Station offers far more than scenic acreage. It combines mountain presence, usable land, water security, horticultural capability and the rare opportunity to shape a private lifestyle holding around one of South East Queensland's most recognisable natural landscapes.

Despite its privacy and sense of escape, the property remains exceptionally connected. Glass House Mountains township is approximately 3.5 km away, the Bruce Highway is around 10 minutes by car, and Maroochydore and Cotton Tree are within around 35 minutes. Brisbane Airport is approximately 45 minutes, with Brisbane CBD around one hour by road.

Offered for sale via Expression of Interest closing 4.00 pm on Wednesday 19 August 2026 (if not sold prior), with proceeds directed to charitable purposes, Tibro Station now invites its next custodian to secure a landmark Glass House Mountains holding, one that may be remembered most by those who let it pass.

Summary

- Rare 12.37-hectare / (30-acres approx) Glass House Mountains holding offered as a single Rural-zoned title
- Adjoining National Park across the rear boundary, creating a remarkable sense of privacy and seclusion
- Iconic mountain setting, with Mount Tibrogargan rising beyond the property and outlooks towards Mount Coonowrin and Mount Ngungun
- Cleared and accessible rear area offering an extraordinary setting to contemplate a future private residence or landmark lifestyle estate, subject to approvals
- Approximately 7.5 hectares of gently sloping cleared country, balanced by natural vegetated gullies and productive land
- Established horticultural, water, irrigation, three-phase power and farm infrastructure providing a genuine operational foundation
- Exceptionally connected despite the sense of seclusion, approximately 3.5 km to Glass House Mountains township, 10 minutes to the Bruce Highway, 35 minutes to Maroochydore and around one hour to Brisbane CBD

* Inspections for this property are strictly at advertised times or by appointment. Please respect the owners' peace and quiet and do not enter the property grounds without being accompanied by an agent.

** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All areas and boundary lines are approximate.

***This property is being marketed without a price guide. Comparable sales are available to assist prospective purchasers.

- Land Area 12.3700 hectares











	4
	1
	2
TOTAL:	191m ²

171 Barrs Road, GLASS HOUSE MOUNTAINS

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Floor plan by: www.open2view.com.au



171 Barrs Road **GLASS HOUSE MOUNTAINS**

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