



## 87 Cormac Road, KIA ORA, QLD 4570

### Huge Family Home, Stunning Views and Potential Income!

Whether you're seeking an exceptional lifestyle property, a working farm or a business base with premium infrastructure already in place, this is an opportunity that rarely becomes available.

Framed by breathtaking mountain views and overlooking its own fertile landscape, the property offers a rare level of privacy while delivering everything required for small or large scale horticulture, agriculture or commercial operations.

The impressive 432m<sup>2</sup> residence has been thoughtfully designed with generous proportions, high ceilings and effortless indoor outdoor living. A spacious front deck captures panoramic views across the property, providing the perfect place to relax and entertain while overlooking the expansive, fully fenced yard perfect for little ones or puppies to play safely.

Entertaining is a standout feature, with a fully appointed outdoor kitchen complete with a plumbed gas barbecue, stone benchtops, sink, bar fridge and built in dining area. You'll be able to enjoy the stunning QLD climate year round in this outdoor area!

**TYPE:** For Sale

**INTERNET ID:** 22P1700

#### SALE DETAILS

**\$2,500,000**

#### CONTACT DETAILS

**Elders Real Estate Gympie**  
153 Mary Street  
Gympie, QLD  
07 5482 6444

**Casey Hart**  
0434 163 113



Inside, the open plan living, dining and kitchen forms the heart of the home, enhanced by a built in surround sound system that extends seamlessly outdoors.

The gourmet kitchen has been designed to cater for both everyday family living and large gatherings, featuring a generous walk in pantry, double ovens, dual sinks and a gas cooktop.

Offering exceptional versatility, the home also includes a separate media room, a children's retreat or second lounge, and a spacious office that could easily become a fifth bedroom.

Privately positioned to enjoy the stunning outlook, the master suite is a luxurious retreat complete with a walk through robe, double vanity, oversized double walk through shower and separate toilet. Three additional bedrooms all include built in robes and are serviced by a well appointed family bathroom with walk in shower and separate toilet, while a third guest toilet adds further convenience.

Stepping outside reveals infrastructure that is simply unmatched!

Adjacent to the home sits a powered 18m x 8m four bay shed with concrete flooring, four roller doors (one electric) and an attached 6m carport.

Further from the residence are two substantial commercial packing sheds that have previously supported successful flower and small crop production including corn, potatoes, ginger etc.

The main 30m x 25m high clearance shed features 3 phase power and extra thick engineered concrete designed to accommodate heavy vehicles, while the second 23m x 10m shed is fully concreted and connected by an extensive hardstand area and a massive 16m x 14m high clearance truck bay.

Within the complex are two commercial cold rooms (9m x 4m and 6m x 6m), an office, lunchroom, three toilets and shower facilities, making the property ideally suited to agricultural enterprises, logistics, storage or a wide range of commercial ventures.

These sheds could be turned into an impressive stable block for the horse enthusiast with flat usable ground just a short walk away, perfect for the new arena!

Water security is equally impressive.

Two electric drinkable water bores and two dams provide abundant year round supply. Bore water feeds two 22,700 litre header tanks servicing the sheds and gardens, while a separate 118,000 litre rainwater tanks supply the residence and an additional 22,700 litre tank behind the shed. An extensive irrigation network includes 2 inch poly from the bores to the dams, two Southern Cross pumps, a 4 inch underground mainline and approximately 18 hydrants throughout the property. (may need some reinstating).

Adding further efficiency are two separate 15kW solar systems servicing both the residence and commercial infrastructure, along with steel cattle yards completing this exceptional rural holding.

Located in one of the region's most tightly held rural districts, this property enjoys the perfect balance of seclusion and convenience, just 25 minutes from Gympie, 20 minutes from Tin Can Bay and only 35 minutes from the pristine beaches of Rainbow

Beach.

Properties of this calibre are exceptionally rare. Combining luxury family living with genuine commercial capability, outstanding infrastructure and highly productive farmland, 87 Cormac Road represents one of the finest lifestyle and agricultural opportunities to reach the market in Kia Ora.

#### AT A GLANCE -

- \* 31 acres of fertile red volcanic soils in the tightly held Kia Ora district
- \* Elevated position with panoramic rural views and stunning mountain backdrop
- \* Executive 432m<sup>2</sup> family home with spacious open-plan design
- \* Premium outdoor entertaining area with fully equipped outdoor kitchen
- \* Gourmet kitchen with walk in pantry, double ovens, dual sinks and gas cooktop
- \* Media room, children's retreat plus large office/fifth bedroom
- \* Luxurious master suite with walk through robe and oversized ensuite
- \* Three additional bedrooms with built-in robes
- \* Ducted air conditioning, Crimsafe security, in wall vacuum system and abundant storage
- \* Double garage plus powered 18m x 8m four-bay shed with attached carport
- \* Two commercial packing sheds with 3 phase power, hardstand areas and truck access
- \* Two commercial cold rooms, office, lunchroom, amenities and shower
- \* Outstanding water infrastructure including two electric bores, two dams and extensive irrigation
- \* Two 15kW solar systems
- \* Steel cattle yards
- \* High rainfall district only 25 minutes to Gympie, 20 minutes to Tin Can Bay and 35 minutes to Rainbow Beach.

Do not miss out on this slice of heaven!!

Give Casey or Ian a call today on 0434 163 113 or 0407 746 280.

Other features: 3 Phase Power, Area Views, Carpeted, High Clearance, Kitchenette, Loading Dock, Roller Door Access

- Land Area 31 acres
- Building Area: 432.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 8
- 6 car garage
- 4 car carport
- Ensuite















### 87 Cormac Rd, Kia Ora, QLD 4570

Indicative only. Outlines are approximate. All information is gathered from sources which we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own due diligence. The floor plan should be used as a guide only.

Elders