



## 119 Perrys Road, KIDAMAN CREEK, QLD 4574

"Kunya Downs" Walk-In Walk-Out Hinterland Lifestyle Offering Scale, Privacy and Flexibility!

**112.74 hectares, 278.58 acres**

Set within the peaceful valleys of Kidaman Creek, "Kyuna Downs" presents a rare opportunity to secure a substantial 112.74 Ha | 278 Acres approx, Sunshine Coast hinterland holding offered on a genuine walk-in walk-out basis. The property combines productive grazing country, quality accommodation and established infrastructure with an included circa 135 head and operational plant and equipment, all held across two titles that provide valuable long-term flexibility.

Rolling pasture, sheltered valleys and elevated timbered ridgelines create a quiet, secluded setting supported by reliable water from ten dams, spring-fed creeks and an existing water allocation, complemented by a renovated main residence, a well-appointed second dwelling and improvements designed for practical day-to-day rural use. The scale of the holding delivers privacy and carrying capacity while remaining within convenient reach of services, the coast and Brisbane.

Location - The property enjoys a balance of seclusion and accessibility. It is located approximately 10 minutes from Kenilworth, 15 minutes from Mapleton, and within easy reach of Maleny and Nambour. Maroochydore and the Sunshine Coast beaches are

**TYPE:** For Sale

**INTERNET ID:** 300P192474

**SALE DETAILS**

**Offers To Purchase!**

**CONTACT DETAILS**

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accessible in around 40 minutes, with Brisbane reachable in approximately 1 hour 30 minutes.

Kidaman Creek is well regarded for dependable rainfall, fertile soils and genuine rural character - appealing to buyers seeking privacy and productivity without isolation.

**Land & Pastures** - The 112.74 Ha property comprises one continuous working holding across two titles, combining productive pasture with sheltered slopes and elevated timbered country. The natural topography creates a balanced mix of grazing areas, shade, shelter and irreplaceable views, allowing practical livestock management while preserving a strong sense of seclusion.

Predominantly pasture-improved, the open country features gently to moderately undulating contours suited to cattle production. A productive mix of Rhodes grass, Setaria and legumes supports reliable carrying capacity.

Rising through the centre of the property, a vegetated ridgeline provides natural wind protection and privacy, with the land falling away to multiple aspects.

**Water Security** - Water is a defining strength of the holding and a key contributor to its productivity

- ten dams distributed throughout the property providing reliable water
- Spring-fed creeks and natural drainage lines
- Existing water allocation providing additional operational flexibility
- Rainwater storage servicing residential improvements

The distribution of water points allows effective grazing management across the entire property.

**Main Residence** - The four-bedroom, two-bathroom homestead has been thoughtfully renovated to balance comfort with a welcoming country feel. Timber-lined ceilings create light and openness, while oak flooring adds warmth throughout.

The kitchen forms the social centre of the home with modern appliances and an efficient layout connecting seamlessly to living and outdoor areas.

An upper-level retreat includes a spacious ensuite with clawfoot bath. Fireplace and air-conditioning provide year-round comfort, and refreshed bedrooms offer quiet, private accommodation.

Positioned to capture sweeping northerly views across the Obi Valley and surrounding ranges, the home sits within manicured grounds and established gardens, complimented by integrated par-3 golf holes that enhance the lifestyle setting.

**Secondary accommodation** - A modern three-bedroom residence provides flexibility for extended family, guests or independent living. Positioned separately from the main home, it maintains privacy while remaining connected to the broader property. Combustion heating and air-conditioning ensure comfort in all seasons.

**Infrastructure & Improvements** - Practical and well-maintained improvements support both lifestyle and grazing operations, including:

- 25m x 8m steel open machinery shed with workshop
- 18m x 13m powered hay shed

- Timber cattle yards with vet crush
- Stock-proof fencing and defined gated entry
- Established internal tracks across the holding

The inclusion of operational equipment (Est \$425,000) and livestock (circa 135 head) significantly reduces establishment costs and provides a seamless transition for incoming owners seeking a productive lifestyle holding rather than a vacant rural property.

**Sale Flexibility** - The property is offered as a complete 112.74 Ha holding across two titles, providing inherent flexibility for future planning, succession or ownership structuring. The owners are also open to discussing alternative purchase arrangements, including consideration of individual titles where appropriate.

The walk-in walk-out component may likewise be tailored to purchaser requirements, with livestock numbers and included plant and equipment able to be adjusted by agreement to suit the intended operation.

#### Property Summary

- 112.74 Ha | 278 Acres approx, Sunshine Coast hinterland holding across two titles
- Reliable water security - 10 dams, creeks and water allocation
- Productive grazing country with established pasture
- Renovated four-bedroom homestead with valley and mountain views
- Secondary residence providing dual living flexibility
- Established cattle operation offered walk-in walk-out
- Substantial sheds, yards and infrastructure
- Private rural setting within easy reach of the Sunshine Coast and Brisbane
- Manicured grounds and established gardens with integrated par-3 golf holes

\* Inspections for this property are strictly by private appointment only. 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 are approximate.

- Land Area 112.74 hectares
- Bedrooms: 7
- Bathrooms: 3

## HOMESTEAD

Bedrooms	7
Bathrooms	3









