



Lot 172 Gympie-Woolooga Road, LOWER WONGA, QLD 4570

Productive Grazing with Lifestyle Appeal | Dual Frontage, Power & Water!

199.38 hectares, 492.67 acres

Set within a tightly held and increasingly sought-after pocket of the Lower Wonga, this 199.38-hectare (492 acres approx) holding presents a rare opportunity to secure a property that delivers both productive grazing capability and genuine lifestyle appeal, and just 20 mins from town.

With strong seasonal conditions across the region and continued demand for quality rural land within reach of Gympie, and the Sunshine Coast, properties of this scale and versatility are becoming increasingly difficult to secure.

Combining gently undulating, well-established pasture with elevated timbered country, multiple water sources and practical infrastructure, the property is equally suited to a breeding operation, equine use or as a private rural lifestyle holding with long-term upside.

Location

TYPE: For Sale

INTERNET ID: 300P193752

SALE DETAILS

Offers To Purchase!

CONTACT DETAILS

**ELDERS RURAL
SERVICES AUST LTD**
SW1, Level 1, 52 Merivale
Street
SOUTH BRISBANE, QLD
07 3840 5522

Jason Cleary
0402 073 661

Positioned for both convenience and privacy, the property offers excellent connectivity to key regional centres:

Approximately 20 minutes to Gympie

Approximately 20 minutes to Kilkivan

Approximately 5 minutes to Widgee

Approximately 45 - 50 minutes to Noosa and the Sunshine Coast

Widgee State School is nearby, with school bus services providing access to Gympie's public and private schooling options.

A standout feature is the property's dual road frontage to both Gympie Woolooga Road and Pearsons Road, providing flexible access, operational efficiency and potential for future subdivision (STCA).

Land & Pasture

Comprising 199.38 hectares (approx. 492.5 acres), the property offers a highly usable balance of country:

- Predominantly gently sloping, cleared grazing land
- Elevated vegetated hill along the western boundary, providing shelter, privacy and outlook
- Quality blue gum country with deep, fertile soils
- Established pastures including Rhodes grass, Green Panic, Setaria, Couch and legumes
- Historically supporting approximately 120 breeders plus progeny, along with an average of 30 horses.
- Good boundary fencing in place

Water

Water security is a standout feature, with multiple sources supporting year-round operations:

- Existing Dam
- 1 x solar equipped bore
- 2 x unequipped wells
- Seasonal creek

This combination provides flexibility for both grazing and future development, with water infrastructure already in place to support scale.

Infrastructure

Well-located timber and steel cattle yards, with crush and loading race, positioned close to the road for ease of handling and transport

The presence of power across the property, combined with numerous home and building sites, provides flexibility in positioning a residence or future improvements to suit both lifestyle and operational needs.

Opportunities of this scale and versatility, particularly within close proximity to Gympie, Noosa and the Sunshine Coast, are becoming increasingly limited. Whether you are looking to expand an existing grazing operation, secure a well-located rural holding, or establish a lifestyle property with long-term potential, this is a property that warrants serious consideration.

Summary

492 acres in a tightly held, high-demand corridor

Dual road frontage to Gympie Woolooga Road & Pearsons Road

Power running through the property

Strong water profile supporting livestock and future use

Proven carrying capacity with further upside

Lifestyle + production flexibility - a key driver of current buyer demand

Proximity to Gympie, Noosa and the Sunshine Coast

Favourable seasonal conditions

For further information or to arrange a private inspection, please contact us directly.

* Inspections for this property are strictly by private appointment only. Please respect the owners' peace and quiet and do not enter the property 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 199.38 hectares







