



104 Lutter Road, CHARLWOOD, QLD 4309

Private Scenic Rim Retreat with Spectacular Views Productive Acreage & Established Orchard!

16.00 hectares, 39.54 acres

Positioned high in the picturesque Charlwood district, 104 Lutter Road presents an outstanding opportunity to secure a private lifestyle property where breathtaking scenery, productive land and modern country living come together in perfect harmony.

Set across approximately 15.99 hectares (39.5 acres), this elevated holding captures sweeping views across the Scenic Rim and enjoys exceptional privacy, abundant native wildlife and a peaceful rural setting just minutes from some of South East Queensland's most sought-after natural attractions.

Completed in 2018, the contemporary three-bedroom home has been thoughtfully designed to embrace its stunning surrounds. Light-filled open-plan living flows seamlessly onto the outdoor entertaining area, creating the perfect space to relax while taking in the ever-changing rural vistas. Whether you're seeking a permanent family residence, a weekend retreat or the ultimate tree-change, this home offers comfort, practicality and effortless country living.

TYPE: For Sale

INTERNET ID: 300P198307

SALE DETAILS

\$1,495,000

CONTACT DETAILS

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

Andrew Thomson
0428289299

The current owners have successfully operated the property as a hobby farm, comfortably running approximately 13 head of cattle and 8 sheep, demonstrating the versatility and carrying capacity of the fertile country.

Improved pastures comprising Gatton Panic, Green Panic, Rhodes Grass, Kikuyu and Blue Couch provide quality grazing throughout the year.

Adding another dimension to the property is an extensive established orchard featuring an impressive collection of citrus, stone fruit and rare subtropical varieties. Thanks to the property's elevated position above the frost line and the fertile Mt French soils, an extraordinary range of fruit flourishes, including mandarins, tangelos, lemons, limes, oranges, avocados, figs, olives, mulberries, plums, pomegranates, jackfruit, passionfruit, jaboticaba, star apple, coffee, tamarind and many more. Whether your passion is self-sufficiency, horticulture or simply enjoying fresh produce from your own backyard, the orchard is a standout feature.

Infrastructure has been equally well considered. A substantial 7m x 9m powered shed with concrete floor and adjoining 4m x 7m awning provides excellent storage for machinery, vehicles or workshop space, while also lending itself to entertaining or additional farm infrastructure.

Water security is a major asset, with three dams, multiple rainwater tanks and a pump supplying a header tank ensuring reliable water for both the home and the property. Well-maintained firebreaks provide additional peace of mind, while solar-powered electric fencing services both the external boundary and internal paddocks, making livestock management simple and efficient.

Ideally located, the property is only minutes from Lake Moogerah and Moogerah Peaks National Park, offering boating, fishing, bushwalking, camping and spectacular mountain scenery.

The thriving communities of Kalbar (approximately 8km) and Boonah (approximately 13km) provide schools, caf  s, shopping and everyday conveniences, while Ipswich and Brisbane remain within comfortable commuting distance.

Property Features

- Approximately 15.99ha (39.5 acres) of elevated Scenic Rim countryside
- Modern three-bedroom home completed in 2018
- Light-filled open-plan living with seamless indoor-outdoor entertaining
- Stunning panoramic rural and mountain views
- Productive hobby farm currently carrying approximately 13 head of cattle and 8 sheep
- Quality improved pastures including Gatton Panic, Green Panic, Rhodes Grass, Kikuyu and Blue Couch
- Extensive established orchard with a remarkable collection of citrus, subtropical and exotic fruit trees
- Elevated frost-free position with fertile Mt French soils ideal for horticulture
- Powered 7m x 9m shed with concrete floor
- 4m x 7m awning adjoining the shed
- Three dams plus multiple rainwater tanks

- Pump supplying header tank
- Solar-powered electric fencing to boundary and internal paddocks
- Established firebreaks
- Exceptional privacy with abundant native wildlife
- Ideal for horses, livestock, hobby farming or simply enjoying the ultimate Scenic Rim lifestyle

Properties of this calibre are becoming increasingly difficult to secure. Combining a modern home, productive grazing country, reliable water, extensive infrastructure, an outstanding orchard and breathtaking Scenic Rim views, 104 Lutter Road, Charlwood offers an exceptional opportunity to embrace the very best of country living while remaining within easy reach of South East Queensland's major centres.

- Land Area 16 hectares
- Bedrooms: 2
- Bathrooms: 1



HOMESTEAD

Bedrooms	2
Bathrooms	1







