



## 12 Belson Road, UPPER BARRON, QLD 4883

### Space to Live, Room to Operate

Offering 13\*acres (5.22ha) of flexible rural living, this unique property blends lifestyle appeal with genuine commercial potential. Located just 15km from Atherton and 12km from Malanda with Kennedy Highway frontage and road access on three sides it's ideally positioned for a home-based business.

The spacious five-bedroom, two-bathroom masonry block home has been thoughtfully renovated to provide comfortable family living, featuring an expansive modern kitchen and outdoor entertaining area. Attached to the shed is a second, fully self-contained two-bedroom dwelling currently used as the business office, complete with reception area, management office, tea room, storeroom and bathroom facilities.

Infrastructure is a standout, including 2 storage shed, one high clearance shed and a 6 bay maintenance shed, 24 concrete storage bays and more! This property is suitable for a wide range of uses such as machinery operations, trades, raw materials handling or nursery operations (STCA).

### Property highlights:

- 5.22ha rural zoned acreage in the heart of the Tablelands

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 30P1867

### SALE DETAILS

**\$1,500,000**

### CONTACT DETAILS

#### Malanda

21 James Street, Malanda  
Malanda, QLD  
07 4096 5666

#### Michelle Raso

0428 116 136

- Renovated 5-bed, 2-bath home with spacious open-plan living
- Separate 2-bed office quarters with full amenities and air conditioning
- 24 concrete storage bays, 9 sheds and dome container storage
- Site surveillance and security systems in place

For buyers with broader ambitions, there's also the opportunity to purchase the established business Nature's Earth FNQ Pty Ltd-a certified organic soil and peat manufacturing enterprise. The sale package includes:

- Plant and equipment for extraction, processing and packaging
- 9.13ha approved mining lease (ML 4317) with compensation agreement
- Existing contracts with councils, nurseries and government clients
- Certified products and registered trademarks
- Multiple income streams and valuable brand IP

Whether you're seeking a productive rural base, a tree change with business potential, or a fully operational enterprise, this could be the opportunity you've been looking for. Contact exclusive Elders agent Michelle Raso on 0428 116 136 for further information or to arrange a private inspection.

- Land Area 5.22 hectares
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 6
- 4 car garage













