



37 Settlement Road, CURRA, QLD 4570

SUSTAINABLE LIVING STARTS HERE

37 Settlement Road, Curra is a beautiful lifestyle property offering privacy, self-sufficiency, and exceptional potential for passive income.

Set at the rear of a secluded battle-axe block, this peaceful 6953 m² property provides the perfect blend of rural tranquillity and modern convenience. At the entrance, a strategically placed dam offers a valuable water source for local wildlife and irrigation, complete with a pump for practical use throughout the property.

Further into the property, you'll find a 9m x 6m powered shed featuring an automatic roller door, a 3m awning, and a 3m x 9m carport - ideal for storing a caravan, boat, or additional vehicles undercover. The shed also includes a dedicated packing room fitted with equipment to prepare fresh produce for market.

Designed with sustainability and functionality in mind, the property is equipped with a 5kW solar system, solar hot water, security cameras, and three 5,000-gallon water tanks. The property is fully fenced, with a separately fenced house yard perfect for pets and children.

TYPE: For Sale

INTERNET ID: 72P16942

SALE DETAILS

offers over \$799,000

CONTACT DETAILS

Curra Country
Shop 1 Birdwood Drive
Gunalda, QLD
07 5484 6755

Tim Broadbent
0436 005 293

A full-length front patio stretches across the front of the home, creating the perfect place to unwind while taking in the peaceful natural surrounds. Whether you're enjoying your morning coffee, hosting family and friends for a BBQ, or simply relaxing at the end of the day, this space has been designed to embrace the quiet lifestyle the property offers. Large sliding doors allow for seamless indoor-outdoor living and fill the home with natural light.

Inside, the spacious kitchen has been thoughtfully designed with practicality and style in mind. Featuring ample cupboard and bench space, modern finishes, and a dishwasher, it provides plenty of room for everyday living and entertaining alike. Positioned to overlook the living spaces, the kitchen forms the heart of the home and offers a warm, welcoming atmosphere.

The open-plan living and dining area delivers comfort all year round, complete with both a fireplace for the cooler months and air conditioning for summer. Timber flooring throughout adds warmth and character while enhancing the home's modern country appeal. The layout has been carefully planned to maximise space, comfort, and functionality.

Currently configured as a 1-bedroom, 2-bathroom home, the property also presents exciting future potential. The framework, intention, and council approval are already in place for two additional bedrooms upstairs, giving future owners the opportunity to expand the home and add significant value over time.

The master retreat is generously proportioned and offers direct access to the front patio through sliding doors, allowing you to wake up to peaceful views and fresh country air. An oversized walk-in wardrobe connects through to the ensuite, creating a practical and private retreat. The main bathroom includes a shower over bath and a modern vanity, while the well-appointed laundry features excellent storage options with built-in shelving and drawers, along with convenient direct outdoor access.

One of the standout features of this unique property is the four purpose-built hydroponic greenhouses. The current owner is happy to offer the setup on a walk-in, walk-out basis, creating an incredible opportunity for buyers to continue operating the established business with ease.

Each greenhouse is fully equipped with hydroponic systems and access to high-quality filtered water. Current produce grown on the property includes eggplant, cucumber, bok choy, basil, mint, coriander, capsicum, mango, lime, and banana - all supplied as fresh spray-free produce to local businesses throughout the Gympie region.

To ensure a smooth transition, the owner is willing to demonstrate the workings of the business upon settlement, and a local agronomist currently provides weekly visits to assist with crop management and production.

Conveniently located just:

- 20 minutes to Gympie
- 50 minutes to Maryborough
- Just over 1 hour to the Sunshine Coast
- Approximately 2 hours 15 minutes to Brisbane

To find out more regarding the spray free hydroponic greenhouses & equipment this property offers please visit Rob's Hydro on Facebook

This is a truly rare opportunity to secure a peaceful lifestyle property with an established income stream and endless future potential. Call

Don't let this one pass you by whether you're chasing a tree change, family business opportunity, or self-sufficient lifestyle, 37 Settlement Road, Curra delivers it all. Call Tim (0436 005 293) or Stella (0481 793 300) today.

N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time.

DISCLAIMER:

" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".

Other features: Bush Retreat, Roller Door Access

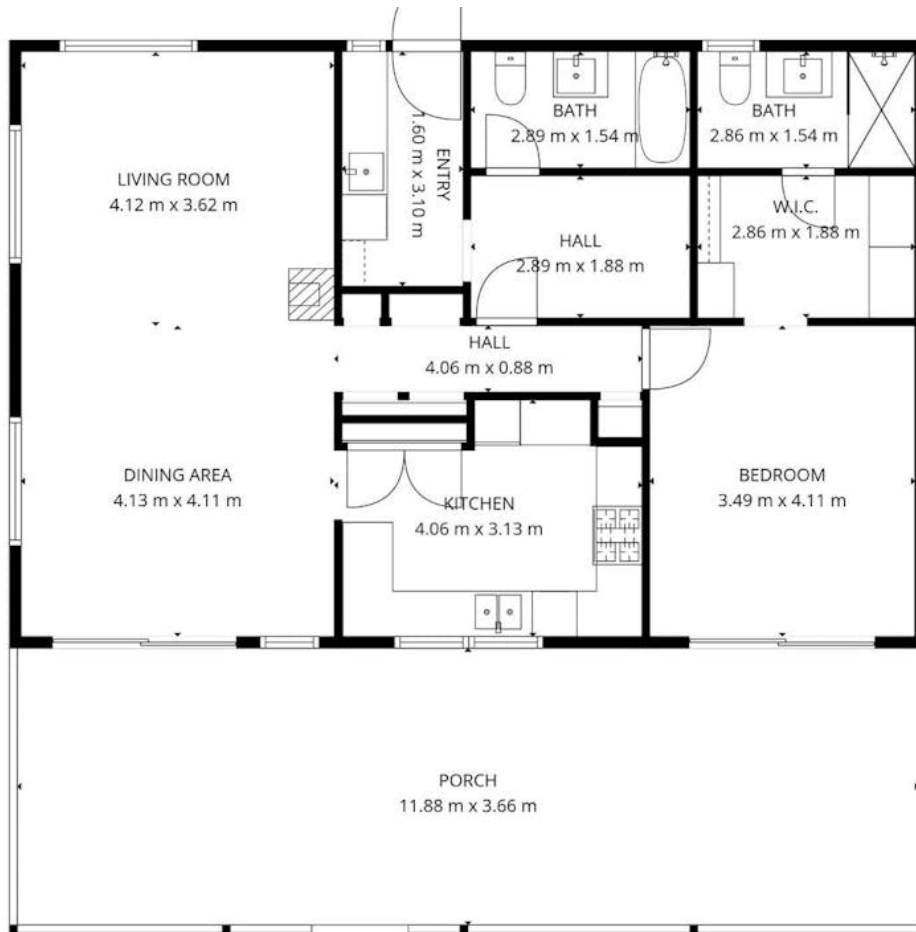
- Land Area 6,953.00 square metres
- Bedrooms: 1
- Bathrooms: 2
- Double garage











TOTAL: 91 m2
1st floor: 91 m2
EXCLUDED AREAS: PORCH: 43 m2, WALLS: 6 m2



**Curra
Country**