

Sold



47 Sunshine Rd, Wolvi



## 2 HOMES ON 30 ACRES PERFECT FOR HORSES!

 6  3  7  12.33 ha

Don't miss the opportunity to secure a stunning 12.41ha (30.46 acres) rural property in the fertile grazing country of Wolvi. Incorporating beautiful valley views, surrounded by treetop mountains and coastal breezes this dual residence property is perfect for the horse lover. 47 Sunshine Road Wolvi, is perfectly situated between Tin Can Bay and Gympie (20mins) with all amenities in easy reach, and only a short drive to Noosa, Double Island, and Rainbow Beach, the gateway to K'gari (Fraser Island).

This established small-scale farm boasts two residences, providing you with endless options and enormous flexibility to carve out a farm lifestyle perfect for you. Move-in and start farming straight away, with room for guests or hired farm help in the cottage or exercise the income opportunity and rent out the second residence (STCA & currently rented for \$395 p/week). Alternatively, move into the cottage while you put your special touch on the main home, or convert the cottage into an AIRBNB farm stay. The options are endless.

The property is an established working farm. It is fully fenced including perimeter and internal fencing across 30 acres of undulating fertile land with:

Price	SOLD for \$1,025,000
Property Type	Residential
Property ID	790
Land Area	12.33 ha

### AGENT DETAILS

Pete Angle - 0438 864 158

### OFFICE DETAILS

One Agency Gympie  
0438 864 158

**ONE** AGENCY  
GYMPIE

10 paddocks  
4 day yards of varying sizes perfect for stock rotation  
Chicken coop  
3 stables  
1 tack room  
Stock sheds/shelters  
2 dams  
Bore connected to both residences  
2 rain tanks plumbed to the main residence, and  
a recently upgraded irrigation system with the main water line extended  
to feed all paddocks.

#### Home 1:

The main weatherboard home has a lovely country feel, featuring 4 large bedrooms with high ceilings, exposed beams and timber floors, a timber kitchen, a wood heater in the main lounge area, and a front and rear porch. The generous master bedroom with ensuite and walk-in robe provides the perfect retreat with expansive views across the property. The north-facing rear deck of the main living area is the perfect place to stop, sit and survey the property and keep an eye on your all livestock. The main home is located to give you virtually uninterrupted views of your entire property, to keep an eye on all your livestock within the comfort of the main home.

#### Home 2:

The second residence is a charming two-bedroom cottage featuring an open-plan kitchen, dining, lounge, and deck. It presents a flexible income opportunity.

The amenities all within an easy drive include:

6 mins- Wolvi State School  
20 mins- Gympie (and all local amenities and high schools)  
40 mins- Tin Can Bay  
50 mins- Rainbow Beach (Gateway to Fraser Island)  
50 mins- Noosa  
1h 15 mins- Sunshine Coast Airport & Sunshine Plaza  
2hrs- Brisbane

***Don't miss out on the chance to become part of the fantastic and close-knit community. Get in touch and arrange an inspection with Pete today!***

Although ONE Agency Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. ONE Agency Gympie urge all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.