







PRESTIGE HINTERLAND ESTATE WITH SEA VIEWS, MULTIPLE DWELLINGS & EXTENSIVE CLEAR USABLE LAND

(PRIVATE INSPECTION ONLY)

The Weir Twins from Blue Moon Property are proud to present 271 Brandenburg Road, Mooloolah Valley - one of the most prestigious and versatile acreage properties ever offered in the Hinterland.

Perched at the top of Brandenburg Road with sweeping sea views, this approx. 33.8-acre estate combines modern luxury with unmatched functionality. Featuring multiple dwellings, a fully fenced paddock with stable and greenhouse, several cleared building pads, a permanent dam, and multiple sheds, this property delivers lifestyle, income, and potential on a scale rarely seen.

Main Residence (Built August 2022)

A high-end contemporary home showcasing premium finishes, generous proportions, and panoramic outlooks:

- . Four bedrooms / three bathrooms three bedrooms upstairs plus one very large multipurpose bedroom downstairs with its own external entry, ideal as a teenager's retreat, home office, media room, men's cave, or even an additional income-producing space.
- . Ensuite master retreat with walk-in robe, stylish bathroom, and expansive views.
- . Bathrooms with luxury finishes all three are fully tiled floor-to-ceiling,

□ 6 **□** 4 **□** 7 **□** 33.80 ac

Price Contact Agent
Property Type Residential
Property ID 11677
Land Area 33.80 ac

AGENT DETAILS

The Weir Twins - 0456697350

OFFICE DETAILS

Mooloolaba Unit 1 24 Brisbane Rd Mooloolaba, QLD, 4557 Australia 0754456500



each with a feature wall in earthy modern tones, and fitted with sleek, high-end fixtures and tapware.

- . Raised ceilings throughout bedrooms, living areas, and hallways, amplifying space and natural light.
- . Real hardwood timber floors (rare in modern builds) adding warmth and character.
- . European kitchen appliances, solid polished granite benchtops, wraparound breakfast bar, and stylish cabinetry.
- . Panoramic views from nearly every room kitchen, bedrooms, bathrooms, and living zones all capture sweeping valley and sea vistas.
- . Reverse cycle ducted air-conditioning for year-round comfort cool in summer, warm in winter.
- . Multiple living areas including open-plan family/dining and a separate downstairs zone with exterior access.
- . Outdoor entertaining: covered alfresco area and luxury hot tub (15-amp connection) perfectly positioned for dining, relaxing, and taking in the outlook.

Additional Infrastructure (Main Residence)

- . Pumphouse & Backup Systems: dedicated shed beside the home with 8.5kW pump, backup generator, and fire protection system.
- . Advanced water filtration: double UV, triple carbon, and particle filtration delivering ultra-pure water to the entire home safe for drinking, skin, and appliances.
- . Copper piping throughout for superior water quality.
- . Solar power: 6kW system servicing the main house and secondary dwelling.
- . Water storage: two concrete tanks (22,500L each) plus additional poly tank at the secondary dwelling.

Secondary Dwelling (Council Approved)
Council-approved shed-house design with stylish finishes:

- . Two bedrooms, includes bathroom and laundry facilities
- . Open-plan kitchen, living, and dining space
- . Fully equipped kitchen with oven, stove, dishwasher, and ample storage
- . Single-bay garage with tandem parking for two vehicles plus an attached carport accommodating three vehicles in total $\,$
- . Two split-system air-conditioners for independent climate control
- . Independent water supply with 20,000L poly tank
- . Perfect for Airbnb, rental income, or multi-generational living

Third Dwelling (Shed Conversion)

Professionally fitted out by a licensed builder (not certified as a dwelling):

- . Shed size: 12m x 8m with attached 7m x 8m carport
- . Includes kitchenette, bedroom, carport, and off-grid setup
- . Independent water supply with two tanks one 22,000L poly tank and one 14.000L concrete tank $\,$

- . Offers excellent storage solutions for vehicles, tools, and equipment
- . Positioned on its own 0.42-acre pad with completely separate road access making it ideal for a home business base with space for heavy machinery, shipping containers, or a site office, while also offering flexibility as an Airbnb, rental income stream, or private retreat

Sheds & Infrastructure

- . Large main house shed: brand-new, high-clearance shed with capacity for multiple vehicles (approx. 2-3). Originally planned for a mezzanine perfect for buyers wanting to add one for a home business or extra storage. Existing approval for a carport extension.
- . Secondary dwelling shed: single-bay design with tandem parking for two cars plus attached carport.
- . Stable and greenhouse within the fully fenced paddock.
- . Three-phase power across the property, providing ample capacity for multiple dwellings, heavy machinery, or business operations.
- . Oversized pump system: three times the recommended capacity, ensuring strong water pressure throughout.

The Land - Extensive Clear Usable Acreage

Unlike most Hinterland acreage where steep bushland dominates, this property boasts multiple clear, usable pads totalling over 6 acres of genuine space for lifestyle or future expansion:

- . Main Pad approx. 1.98 acres
- . Home to the main residence, secondary dwelling, sheds, landscaped yard.
- . Fully Fenced Paddock approx. 1.60 acres
- . Level grassy area currently run as an alpaca hobby farm. Includes stable, large greenhouse, and its own entry point.
- . Rear Pad approx. 1.60 acres
- . Perfect for horse arena, additional dwelling, or eco-cabin development (similar to neighbouring property).
- . Elevated Pad approx. 0.62 acres
- . Spectacular sea views prime position for a future dwelling or luxury cabin.
- . Detached Shed/Dwelling Pad approx. 0.42 acres
- . With private road access, this pad feels entirely independent.

Lifestyle Additions

- . Three separate entry points: one servicing the main pad (main house & secondary dwelling), one direct to the paddock/stable/greenhouse, and one to the detached shed conversion.
- . Permanent dam: positioned behind the paddock and filled year-round via extensive drainage a rare and highly desirable feature on acreage.
- . Architect-built treehouse with deck, glass sliding doors, and windows, positioned to enjoy valley outlooks a unique family highlight.
- . Ample storage across sheds and carports.

. Combination of clear acreage and natural bushland for privacy and protection.

Whether you're seeking a luxury lifestyle retreat, a multi-generational estate, or an income-producing property with scope for eco-cabins, Airbnb, or agri-tourism, 271 Brandenburg Road offers the ultimate in space, views, and potential.

Contact The Weir Twins on 0456 697 350 to arrange your private inspection.

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