



LOT 22, 399 Browns Creek Road, Bridges



## RARE 11-ACRE OFF-GRID SANCTUARY

Rare 11-Acre Off-Grid Sanctuary

Starlight Community | Bordering Mapleton National Park

A truly rare opportunity to secure 11 acres of fertile, usable land within the renowned Starlight Community, an intentional community of just 23 homes across 322 acres. Purpose-built for permanent off-grid living, this exceptional property delivers sustainability, privacy, and comfort—without sacrificing convenience to the Sunshine Coast.

### LIFESTYLE & LOCATION

- Elevation capturing cool breezes from all directions
- Views through Forest Canopy to Swains Peak and Mount Ninderry
- Peaceful, family-friendly community with shared use of the community hall and well established Starlight Rural Fire Brigade.
- 6km to Yandina, 15 minutes to Eumundi Markets
- Under 30 minutes to Sunshine Coast Airport and beaches

### SUSTAINABLE OFF-GRID LIVING

- Fully self-sufficient off-grid setup
- Home sewage treatment system
- Telephone and NBN available

### SOLAR & POWER

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Price	Contact Agent
Property Type	Residential
Property ID	11823

### AGENT DETAILS

Trevor Jones - 0488 999 156

### OFFICE DETAILS

Sippy Downs  
 Shop 2B/1 Chancellor Village  
 Boulevard Sippy Downs, QLD,  
 4556 Australia  
 07 5445 6500



- 3.74kW solar PV system
- Victron Multiplus 5kW inverter
- Battery bank: up to 10kWh usable storage
- Auto-start Yamaha EF7200E generator

#### HOME & LIVING

- 3-bedroom main residence
- Renovated kitchen, bathroom and laundry
- Custom stainless steel benchtops
- Foodie's kitchen with 5-burner gas cooktop and wok burner
- Gas oven with electric grill
- Expansive timber deck with forest views

#### LAND & INFRASTRUCTURE

- Open fertile land
- Over 30 mature fruiting trees
- Double Carport on concrete slab with high roof
- Site shed ready for conversion to retreat/studio/office
- Multiple flat sites for future structures
- Mechanics pit
- Two undeveloped dam sites

#### WATER SECURITY

Approx. 80,000L total capacity across multiple tanks

#### COMMUNITY BENEFITS

- Low 'body corporate' type levies
- Council rates included
- Road maintenance and community hall access
- Strong sinking fund balance

#### OWNERSHIP DETAILS

- Company share ownership (license to occupy)
- Not eligible for bank finance
- Private finance accepted

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