







‘SEEING IS BELIEVING’

4 3 6 13.66ha

LOCATION

‘Bendles Farm’ is located in the heart of the Sunshine Coast hinterland. It is centrally located in an area where you can appreciate the balance between a rural country lifestyle and the convenience of the white sandy surf beaches only 16 kilometres away at Caloundra. The Blackall Range townships and rainforest hinterland are situated a short 20 minute drive away to the west with the property being located just under one hour drive north from the Brisbane International Airport with the Sunshine Coast Airport even closer - 28 minutes.

SURROUNDING DEVELOPMENT

Situated in a great central and convenient location for the whole family. Facilities in the immediate area include sports club and tavern, skate park, tennis courts and a soccer field. The farm is situated five minutes away from the Bruce Highway, just 13 minutes to Corbould Park racecourse being ideal for the equine enthusiast and 2 kilometres from an approved new, world class water park.

Directly across the road are the picnic grounds on the edge of Ewen Maddock Dam with timber boardwalks and home to more than 9km of multi-use trails that are shared between walkers, bike riders and horse riders. The recreation area is currently under renovation and due to be finished in early 2021. This area has an imported beach and is great for kayaking, barbecues etc. What more could you want on your doorstep?

THE FARM

Price	SOLD for $2,750,000
Property Type	Residential
Property ID	4162
Land Area	13.66 ha

AGENT DETAILS

Blue Moon Property Management - 07 5445 6500

OFFICE DETAILS

Kawana Waters
Shop 4 5 Bermagui Crescent
Buddina Buddina, QLD, 4575
Australia
0400822069

‘Bendles Farm’ has been providing a constant supply of quality turf for the past 25 years and currently has advanced plantings of Winter Green grass, Tropica Blue grass & Carpet grass. There are many opportunities for the lucky buyer with the ability to continue growing turf and provide a reliable income into the future. We must note that although the business is not being sold with the property, there is the opportunity to lease the back out to another turf grower if required. For the buyer that is not interested in the production of turf, the property has been laser levelled and would make the perfect horse facility, par 3 home golf course, or picture perfect polo fields. The property could easily carry stock if required. Other potential income producing opportunities onsite include running a bed and breakfast business, Air BNB glamping tents or build tourist accommodation or camping subject to council approval which is privately positioned down by the Mooloolah River at the rear of the property. The opportunities really are endless.
The water onsite has never run out with abundant water from the dam, bore, seasonal creek and not to forget 331 metres of rear frontage to the Mooloolah River. The property is well equipped with extensive irrigation lines throughout the entire property and endless top soil which presents many options for a new owner. The property also benefits from being connected to town water which is unique and a great feature for a ‘Rural’ zoned property of this nature.

THE RESIDENCE
Providing character, comfort and a high quality finish throughout this 4 bedroom, 2 bathroom home overlooks the unobstructed views and neighbouring farmland. The dwelling is surrounded by tropical landscaped gardens, water features and well-manicured lawns. Features include barn sliding doors into the family lounge, steel mesh security screens, 8 x camera security system, blum drawer system, stone feature wall surrounding the fireplace, polished Blue Gum timber floors sourced from a rural property outside of Gympie, porcelain tiles and quality New Zealand carpets providing each room its own character and or comfort. The quality doesn't stop there with the entertainment hub inclusive of the Intec wine fridge, led lighting and practical open plan kitchen with butler's pantry and waterfall breakfast bar. The dwelling also incorporates a separate entrance into the home office which is also complete with toilet and shower.
Other Improvements onsite to be admired include a sparkling mineral swimming pool surrounded by tiled surrounds and frameless glass fencing, large firepit area perfect for those winter months and family/birthday gatherings, 2 x 3 bay garages equipped with 3 phase power, machinery and farm sheds ideal for additional storage or housing machinery/farm equipment.

Contact Scott Radmall from Blue Moon Property today to arrange your private inspection on 0432 279 276.

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