

FOR **SALE**

4 2 2 89.7ac

3015 Maleny Kenilworth Road, Cambroon









THE OPPORTUNITY

A Remarkable 90-Acre Holding in the Mary Valley

Held by the Braden family across three generations, this former dairy farm unfolds through open grazing country, mature trees, timbered slopes, remnant rainforest and elevated clearings connected by established tracks. Jessie's Ridge is a standout, offering expansive range views and an established fire-pit.

The original Queenslander farmhouse retains its character with high ceilings, polished hardwood floors and generous living spaces. Bi-fold doors connect the dining area to an elevated deck, while the country kitchen features stone benchtops, extensive cabinetry, a freestanding range and separate pantry.

Three bedrooms, a study, renovated bathroom and oversized laundry complete the home.

A separate one-bedroom cottage provides independent accommodation, complemented by productive gardens, fruit and nut trees, sheds, cattle yards and established grazing infrastructure.

The property's varied terrain and secondary accommodation offer exciting possibilities for private country living, horses, recreation or potential nature-based and farm stays, subject to approvals.

Just nine minutes from Kenilworth and close to Booloumba Creek, Fig Tree Walk and Yabba Creek Park, this remarkable Mary Valley holding combines space, history and extraordinary natural diversity.



Property:	Rural land holding with character Queenslander farmhouse, cottage & outbuildings
Accommodation:	3 bedroom, 1 bathroom Farmhouse + 1 bedroom, 1 bathroom Cottage
Land Area:	36.31ha / 89.7ac
Land Use :	Lifestyle, grazing, equine, recreation, farming
Title:	Lot 2 | RP207389
Tenure:	Freehold
Services:	Mains power, solar, rainwater storage, bore, wastewater system + Starlink & Telstra Cel-Fi Go
Local Authority:	Sunshine Coast Council | $3345 approx. per annum
Zoning:	Rural

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THE RESIDENCE

Farmhouse

The original Queensland farmhouse combines the character of its era with thoughtful updates undertaken over time. High ceilings, polished hardwood timber floors and a mix of traditional casement-style windows and louvres feature throughout, with generous living and dining spaces forming the heart of the home.

Wide bi-fold doors connect the dining area directly with the elevated front timber deck, framing views across the valley to the forested hills beyond. A separate lounge provides an additional living space, with air-conditioning servicing the main living area.

Storage is particularly generous for a farmhouse of this era, with extensive built-in cabinetry, bedroom robes, linen storage and dedicated storage areas throughout.

Farmhouse:	3 x bedrooms, 1 bathroom, office/study, kitchen, living, dining & laundry + separate WC
Kitchen:	Country-style kitchen, stone bench tops, freestanding range with gas cooktop, electric oven + large pantry
Living:	Generous central living & dining areas + separate lounge, A/C to main living
Dining:	Wide bi-fold doors opening directly to elevated front deck
Bedrooms:	Bedroom 1 timber walls, raked ceiling, BIR, ceiling fan + private deck. Bedroom 2 & 3 ceiling fans & BIR + storage
Bathroom:	Large shower, vanity, generous storage, laundry chute, skylight + WC
Office/Study:	Positioned between bedrooms 2 & 3 with built in storage & shelving
Laundry:	Sink & separate WC, plus additonal external laundry/utility building with power & water
Outdoors:	Elevated front timber deck, with adjoining open deck areas, rear covered area with concrete ramp access
Parking:	Single covered parking under the house

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Cottage

Positioned separately from the farmhouse, the cottage has an interesting history of its own. Originally constructed as a beekeeper's shed and later used for hay storage, it was subsequently converted to accommodation around 1980.

Today, the cottage comprises a bedroom, bathroom with incorporated laundry, kitchen and living area. Air-conditioning services the living space, while a small covered rear deck incorporates a pizza oven.

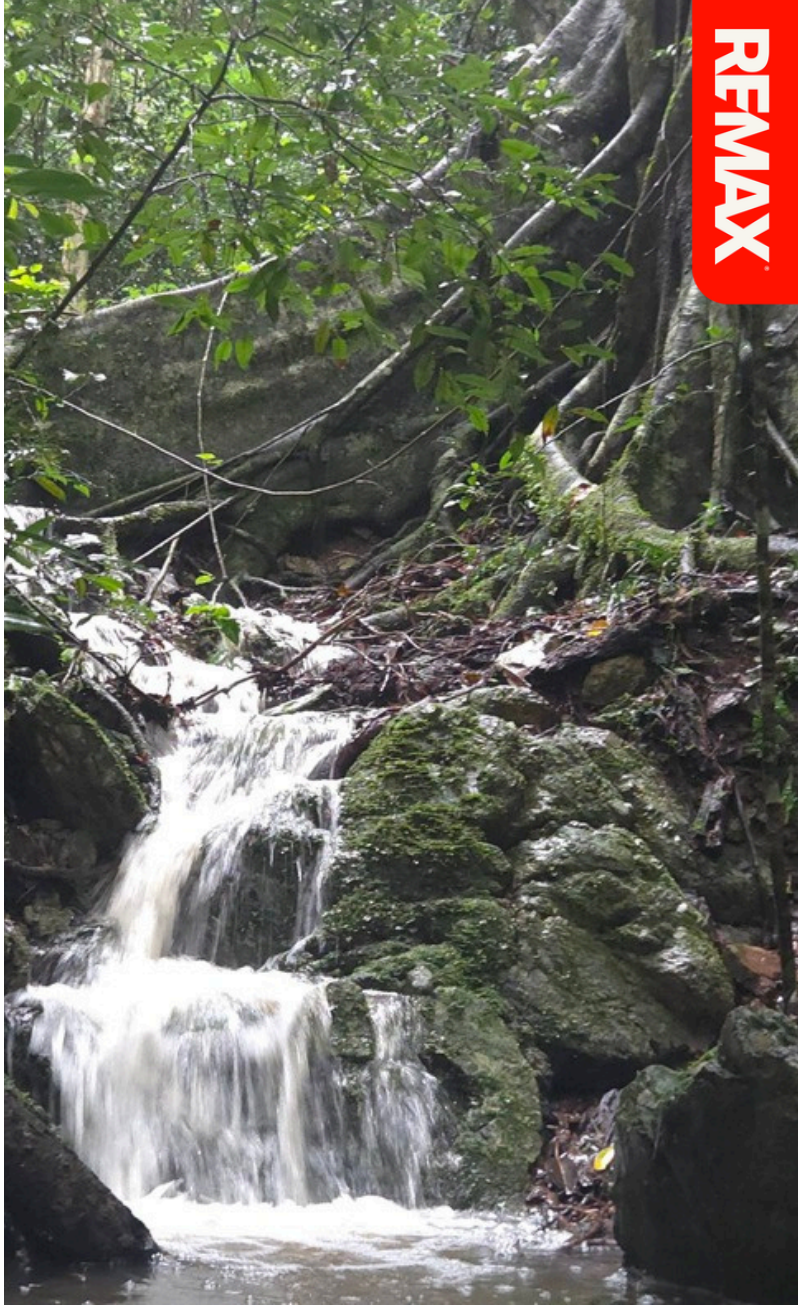
The cottage has its own dedicated carport and provides useful secondary accommodation independent of the main residence.

Cottage:	1 bedroom, 1 bathroom with laundry, living, kitchen with electric oven and cooktop, carport
Power:	Mains power with a separate metre for hot water and electric stove
Heating/Cooling:	A/C in living
Water:	2,000ltr rainwater tank
Outdoors:	Covered rear deck & pizza oven
Parking:	Single carport

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THE HOLDING

Land:	36.31ha / 89.7ac
Access:	Concrete driveway from secure gated road entrance with established internal tracks across holding
Landscape:	Open grazing areas, fenced paddocks, sheltered gullies, remnant rainforest & elevated clearings
Soil Type:	Red soil & scrub soil
Pasture:	Guinea grass, Rhodes grass, Green Panic, Setaria and tropical legumes
Grazing Capacity:	20-30 head of cattle with yards, concrete race, water troughs, steel vet crush & timber loading ramp
Power:	Mains power. Separate meters for Farmhouse & Cottage
Power:	Gas and electric for cooking at Farmhouse & electric in Cottage
Heating:	Solar hot water system & small backup system at Farmhouse & electric hot water system in Cottage
Water:	Dam, bore for cattle. Farmhouse: 20,000ltr rainwater tank, Cottage 2,000ltr tank & Shed 5,000ltr (not connected)
Waste:	2 x separate septic systems for Farmhouse & Cottage
Orchard:	Avocado, orange, lychee, mango, guava, banana, persimmon, custard apple, bunya nut, Queensland nut trees
Outdoors:	Terraced vegetable gardens & chook house + run at the Farmhouse
Outdoors:	Jessie's Ridge: an elevated, open grassed clearing with expansive range views, firepit for events & celebrations
Outbuildings:	Cattle facilities, 6mx3m machinery shed with single phase power & 15-amp outlet, former dairy & stables
Garaging:	Single parking under the Farmhouse & single carport at the Cottage

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FLOOR PLAN

*measurements are approximate

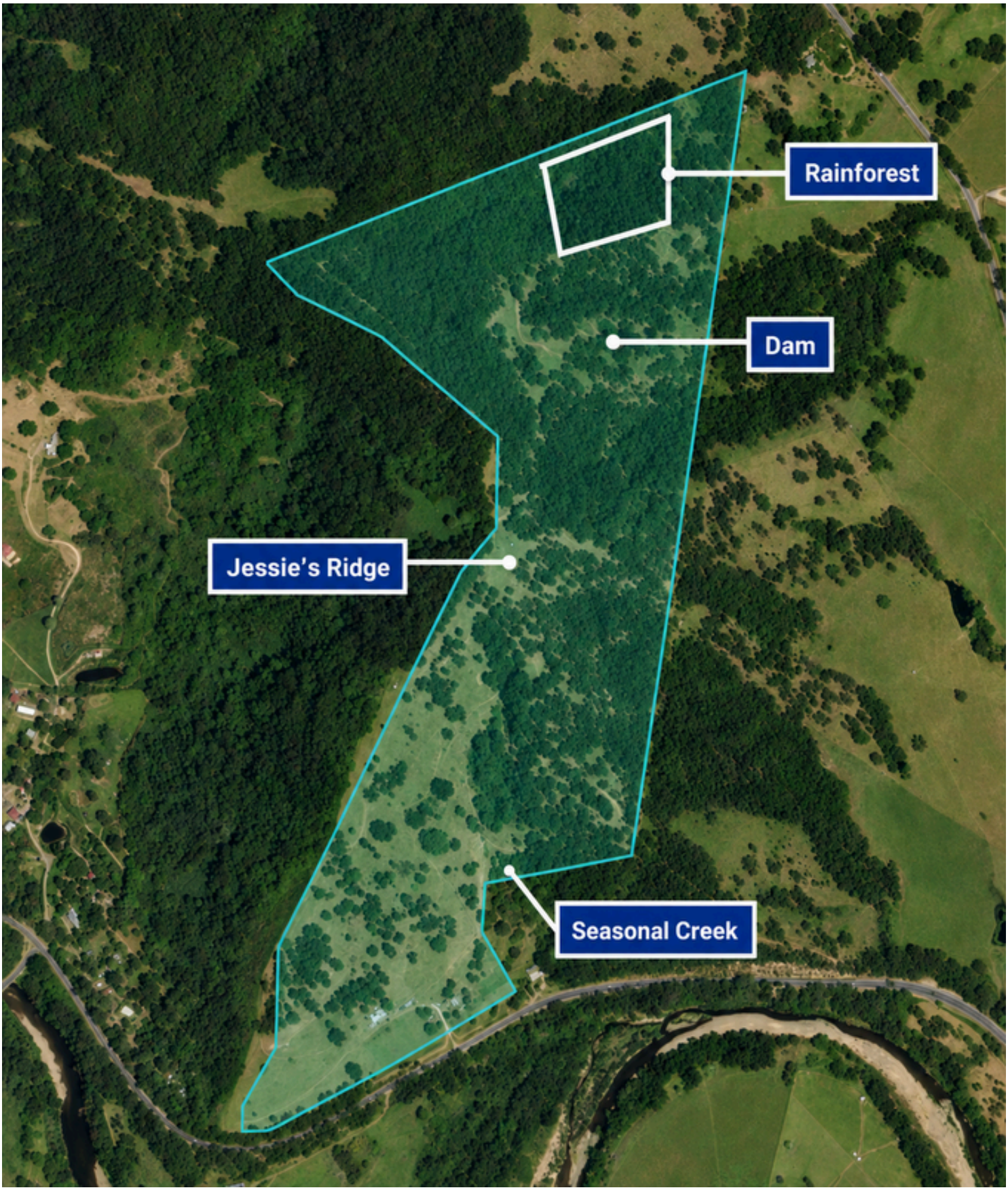


FLOOR PLAN

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SATELLITE IMAGE

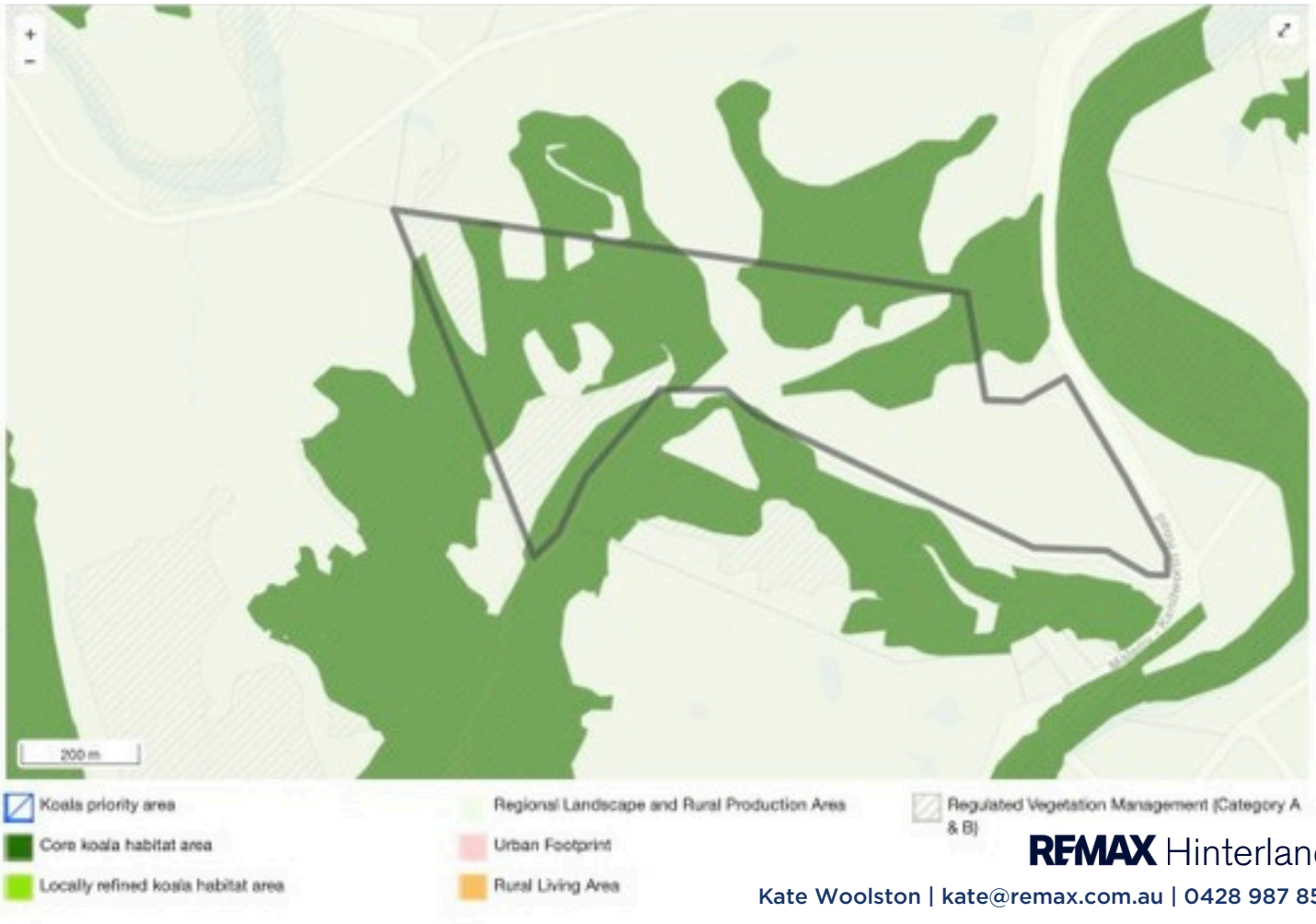


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WATERWAYS

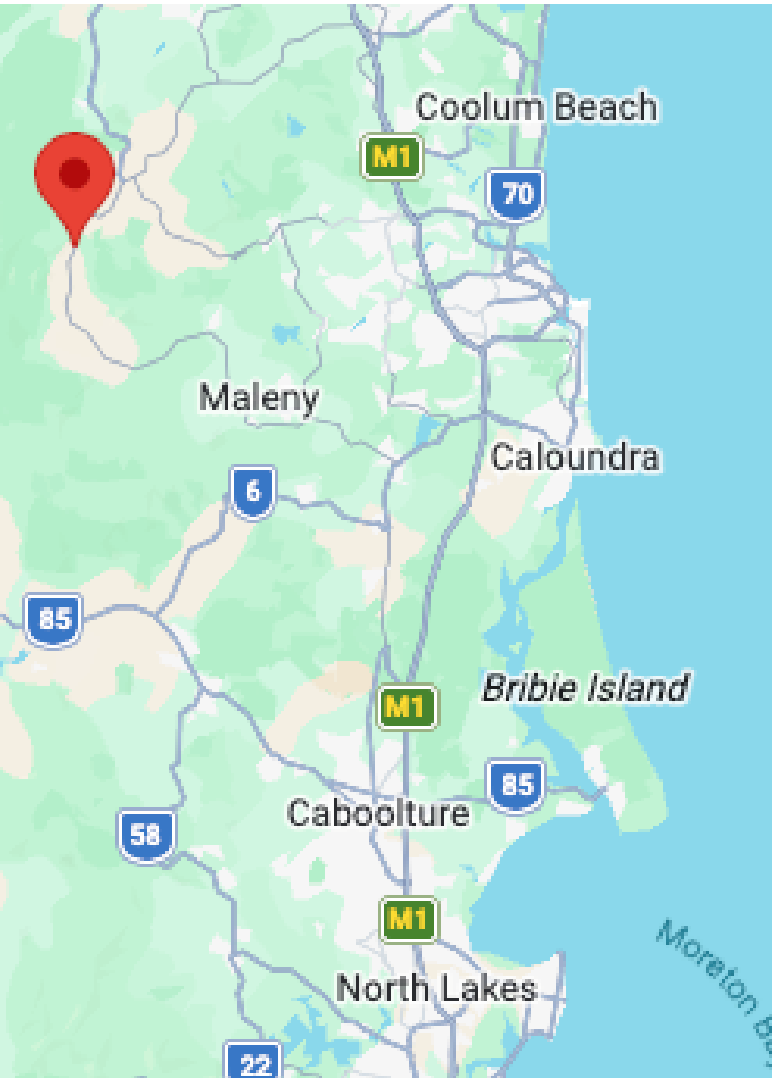


KOALA HABITAT



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THE REGION



Cambroon is positioned within the Mary Valley, a beautiful rural area shaped by the Mary River as it winds through the surrounding landscape.

The property is also well placed within the established Kenilworth–Cambroon nature and recreation area, with some of the region's most popular outdoor destinations nearby, including Booloumba Creek and Falls, Fig Tree Walk and Yabba Creek Park.

The surrounding area is also home to established wedding and event destinations including Yabbaloumba Retreat and Kenilworth Homestead, contributing to an area already well known for camping, weddings, weekends away and outdoor recreation.

The combination of almost 90 acres, varied terrain, internal access, secondary accommodation and proximity to established visitor attractions may also be of interest to purchasers considering future nature-based accommodation, farm stays or other tourism-related uses, subject to all relevant approvals.

Location:	Cambroon, Sunshine Coast Hinterland, QLD
Distance:	9 mins to Kenilworth | 30 mins Maleny | 70 mins to Caloundra | 105 mins to Brisbane
Climate:	Sub-tropical - mild winters, warm summers + elevated cooling breezes



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