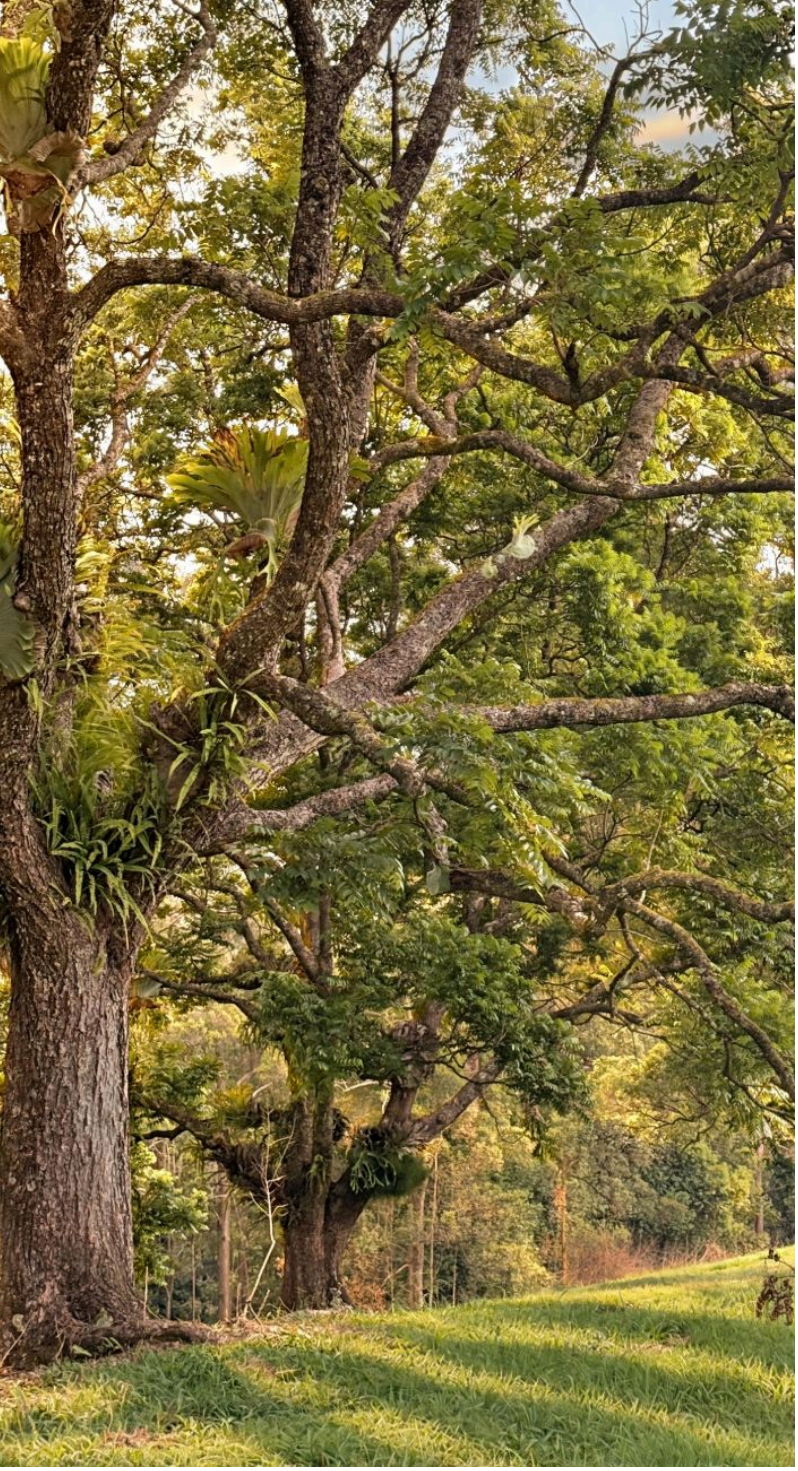


FOR SALE

5 2 3 30.17ha/74.55ac

160 Hodgens Road, Bald Knob









THE OPPORTUNITY

A Remarkable Hinterland Landscape

Some properties are defined by what has been created on them. Others, by the beauty of the land itself.

Across 74.55 acres of picturesque Sunshine Coast hinterland countryside, six ridgelines offer elevated outlooks over rolling green pastures and magnificent established trees, with views towards Mount Beerwah from a vantage point on Hodgens Road.

Crohamhurst Creek winds through the property, revealing shaded pools, moss-covered rock shelves and a natural swimming spot. Established tracks connect beautiful stands of Bunya and Hoop Pines, Red Cedars, Fig Trees and Silky Oaks, creating an almost parkland atmosphere.

Offering wonderful scope for a relaxed rural lifestyle, the property features open grazing country, dual road access, new boundary fencing and two concrete creek crossings.

An original four-bedroom farmhouse and separate self-contained cabin provide accommodation, with opportunities to explore a future residence, subject to approvals.

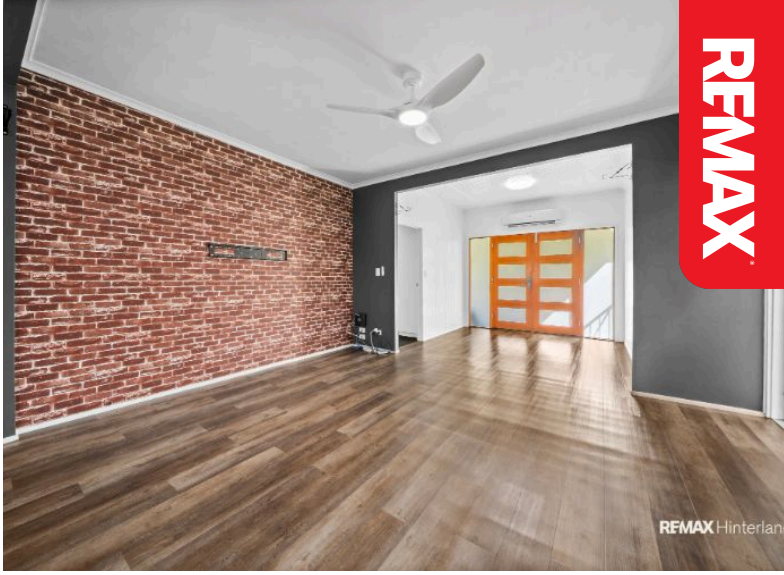
A remarkable hinterland holding offering natural beauty, privacy and the freedom to make it your own.



Property:	Acreage / Semi-rural
Land Area:	30.17ha / 74.55ac
Title:	Freehold | Lot 3 on CG6446
House:	2 x homes: Farmhouse + separate cabin
Farmhouse:	4 x bedrooms, 1 x bathroom, 1 x carport
Cabin:	2 x bedrooms, 1 x bathroom, 2 x carport
Easement:	Registered electricity transmission easement (Easement A on RP141404)
Local Authority:	Sunshine Coast Council
Rates:	$3,835 approx. per annum
Zoning::	Rural

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THE RESIDENCE

A Farmhouse Settled Among the Trees

The farmhouse is a character home of around 80 years, liveable and comfortable from day one. It has four bedrooms (or three plus a study), living and dining area, an updated kitchen, air conditioning and a front porch, all set in a fully fenced yard among established trees.

A large rear storeroom with its own entrance suits a workshop, studio or hobby space. Further back among the trees, a separate self-contained cabin offers privacy for guests or extended family.

Bedrooms:	4 x bedrooms, 3 with BIR & 4 with ceiling fans
Bathroom:	1 x bathroom with large shower, vanity & WC
Kitchen:	Updated kitchen adjoining the dining area with gas hob & electric oven
Living/Dining:	Central living room with adjoining dining area
Utility:	Rear laundry and internal storage/mud room with external access and internal stairs
Climate:	A/C in living room & celiling fans in bedrooms
Parking:	Large carport
Setting:	Fully fenced house yard amongst established trees
Services:	Rubbish bin collection & mailbox

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A Self-Contained Retreat of Its Own

Positioned amongst the trees within its own fully fenced yard, the separate cabin is entirely self-contained and sits apart from the farmhouse, offering accommodation that works independently of the main house.

Two bedrooms and a bathroom are arranged alongside a kitchen and lounge area, a compact plan well suited to extended family, guests or longer stays. Of removable-style construction, the cabin is a simple and adaptable addition to the holding.

Style:	Separate self-contained cabin of removable-style construction
Bedrooms:	2 x bedrooms. Main with BIR
Bathroom:	1 x bathroom with shower, vanity & WC
Kitchen/Living:	Kitchen with an electric oven & cooktop and lounge area
Climate:	A/C in bedroom and lounge
Parking:	Two-bay carport
Position:	Fully fenced and set amongst established trees, separate from the farmhouse
Services:	Rubbish bin collection & mailbox

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THE HOLDING

Across 74.55 acres of Sunshine Coast hinterland, six ridgelines rise above grassed slopes and magnificent established trees, with Mount Beerwah on the horizon from a vantage point on Hodgens Road.

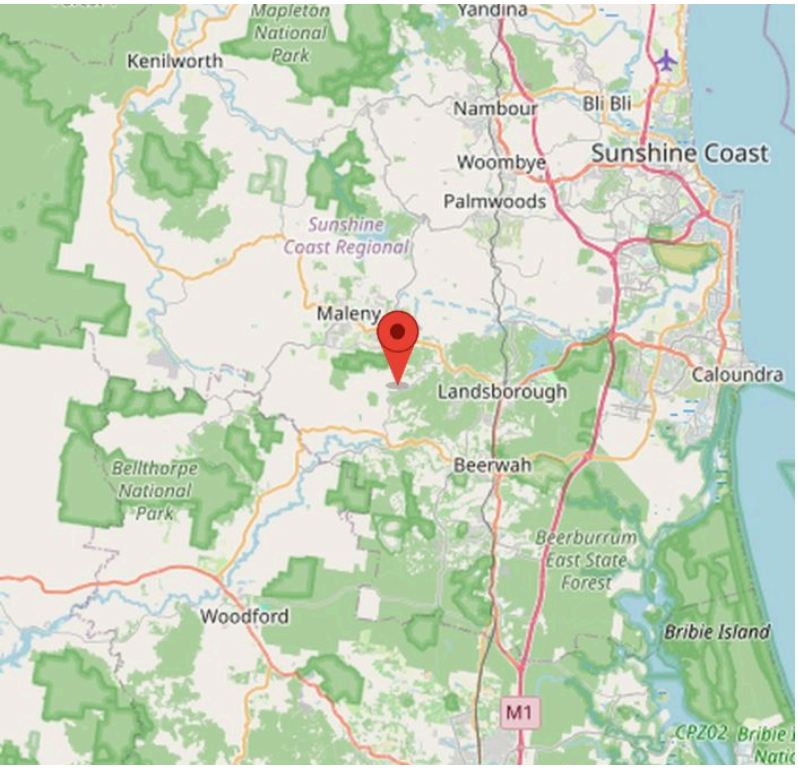
Crohamhurst Creek winds through the heart of the holding, its corridor of trees a cool contrast to the open grazing country above, where shaded pools and moss-covered rock shelves mark a small natural swimming spot.

Dual road access, new boundary fencing, two concrete creek crossings and established tracks between the paddocks and ridgelines leave the land ready to be worked or simply walked and enjoyed.

Land:	30.17 hectares (approx. 74.55 acres) of hinterland grazing country
Access:	Dual road access from Hodgens Road and Bald Knob Road with multiple gates
Tracks:	Established internal tracks connecting paddocks and ridgelines
Crossings:	Two concrete creek crossings
Water:	26,000 gallons nominal storage: farmhouse 8,000 + 2,000g tank & cabin 2 x 8,000g tanks
Waste:	Septic systems serving both the farmhouse and the cabin
Hot Water:	Gas hot water to farmhouse and cabin
Fencing:	New concrete-post boundary fencing; no internal paddock fencing
Grazing:	Grazing capacity for 30 head of cattle
Pasture:	Kikuyu, couch, native grasses, clover and creeping vigna
Trees:	Established Bunya and Hoop Pines, Red Cedars, Fig Trees and Silky Oaks
Creek:	Crohamhurst Creek winding through the heart of the holding
Water Features:	Shaded pools, moss-covered rock shelves and a natural swimming spot

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THE REGION



Bald Knob is a rural locality on the Blackall Range, approximately 7 kilometres south-east of Maleny and 4 kilometres north-east of Peachester.

Low-density acreage holdings, farmland, bushland pockets and creek lines characterise the area, with elevated terrain and a quiet, scattered rural lifestyle.

Maleny, Landsborough and Beerwah provide everyday services, while Mary Cairncross Scenic Reserve and Glass House Mountains National Park lie close by.

Summers are warm with higher rainfall, and winters are mild, bringing cool mornings across this elevated part of the hinterland.

Location:	Bald Knob, Sunshine Coast Hinterland, QLD
Distance:	20 mins to Maleny | 35 mins to Caloundra | 80 mins to Brisbane
Climate:	Sub-tropical - warm summers, mild winters + reliable hinterland rainfall



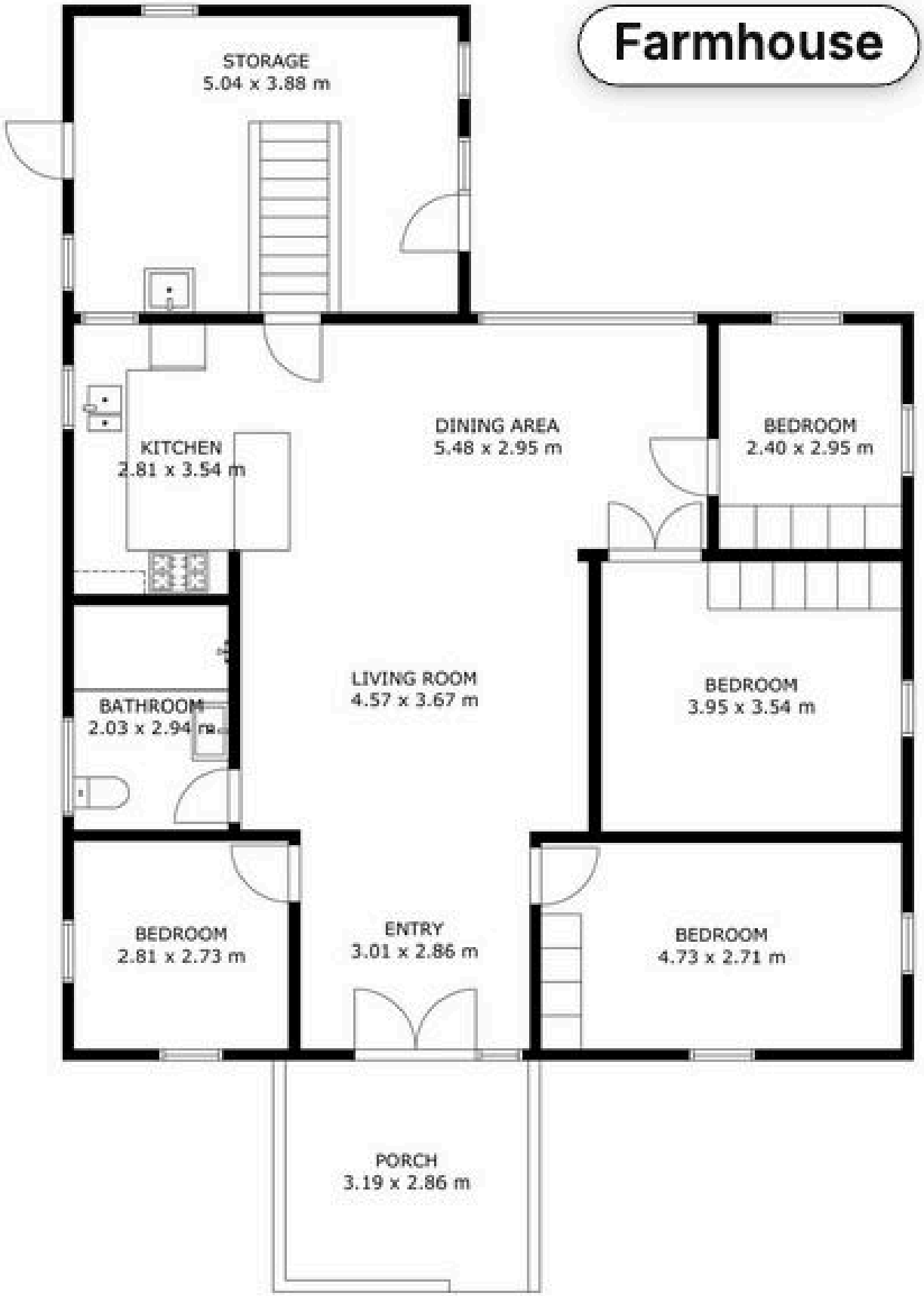
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*measurements are approximate

Farmhouse



GROSS INTERNAL AREA
TOTAL: 123 m²
GROUND FLOOR: 123 m²
EXCLUDED AREAS: PORCH: 133 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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SATELLITE IMAGE

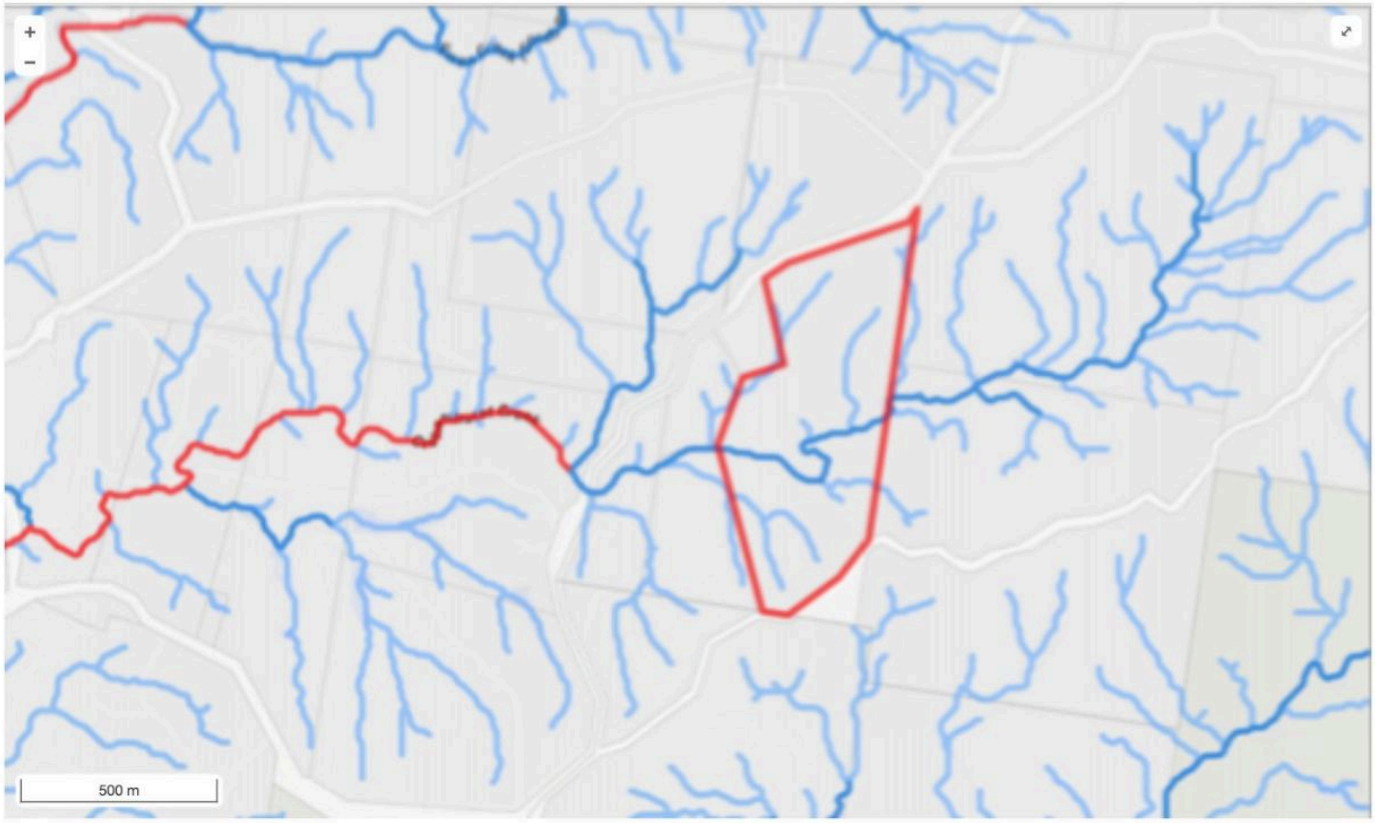
Easement::	Registered electricity transmission easement (Easement A on RP141404)





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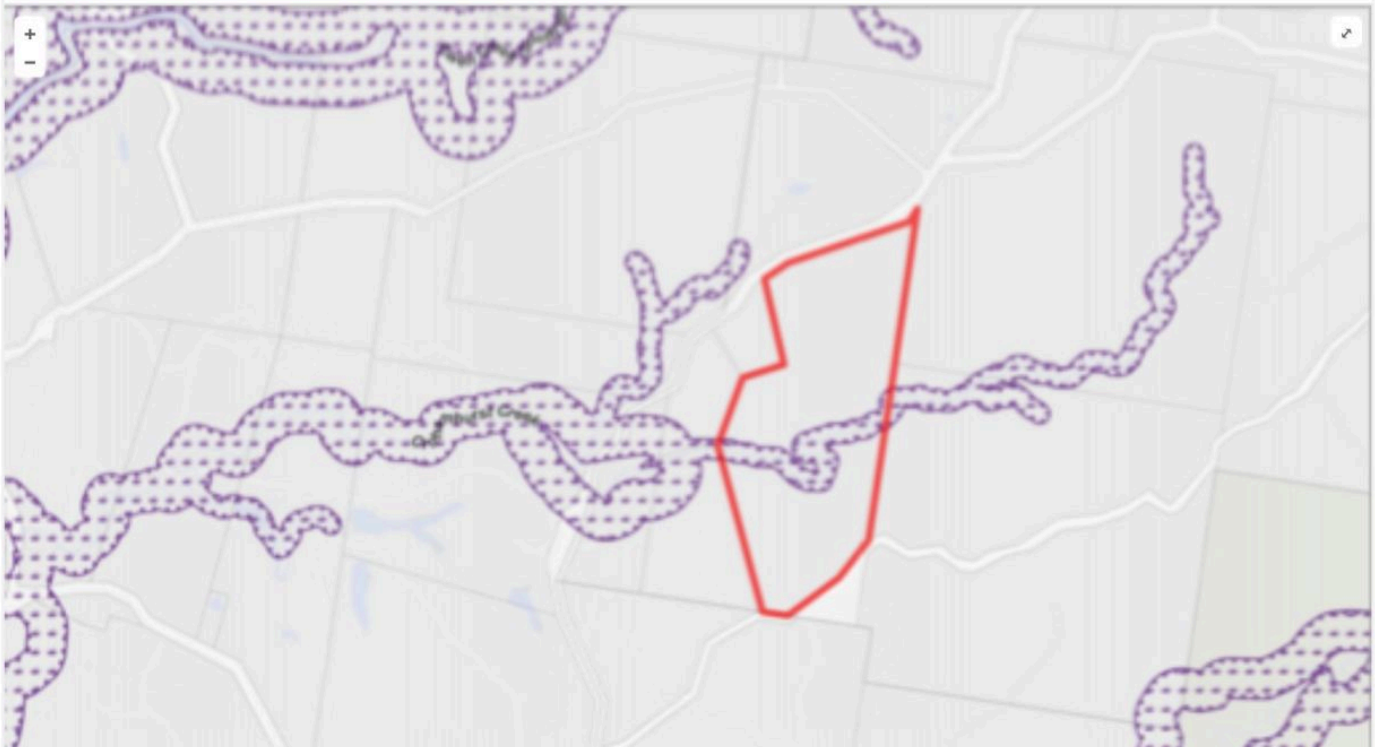
WATERWAYS



Land Subject to Biodiversity, Waterways and Wetlands Overlay

View Tables of Assessment

View Overlay Code



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KOALA HABITAT

State Assessment Referral Agency (SARA) DA Mapping	This map relates to assessment and referral triggers under the Sustainable Planning Regulation 2009. Limited Layers have been displayed for the purpose of this report. Go to SARA DA Mapping. **Note:** Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit Koala Maps for more information.

State Assessment Referral Agency (SARA) DA Mapping



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