

Sold



368 Kandanga Amamoor Road, Amamoor



## AMAMOOR LODGE B & B

"Not your average B & B"

Sited on a 46 acre (18.72 ha) lot with 2 dams and your very own section of rainforest, the land at Amamoor Lodge offers endless possibilities. Regardless of the land size, the buildings are grouped together and offer a choice between B & B suites in the Lodge and self-contained accommodation in the Studios.

### THE LODGE:

From the moment you walk through the door of the Lodge, you know you are in a grand residence. An entry, wide enough for a piano, guides you via a change of levels, to an open plan lounge/dining room that features an open fire. The style of furniture sets the tone for this home (and most of the furniture stays). The timber floors on display in this room extend right through the Lodge. The kitchen is of generous proportions with plenty of bench space, wonderful storage that includes a walk-in pantry, a dishwasher, gas cooktop & double oven. There are 3 en-suite bedrooms, all with tea & coffee making facilities & external access. One is wheel chair (disable) friendly. There is a separate office and a powder room. A true homestead, the Lodge has wide verandas on all sides. The north/east corner is the favoured spot where you have a view over the pool, the property and the Amamoor countryside!

### THE STUDIOS:

There are 5 individual, self-contained Studios in one block adjacent to the Lodge. The air-conditioned studios include an open bedsit layout, en-suite bathroom & kitchenette. While similar, some are set up as doubles and others as twins. There is a dedicated parking area beside the studio block.

 9  9  4  18.72 ha

**Price** SOLD for \$1,499,000

**Property Type** Residential

**Property ID** 613

**Land Area** 18.72 ha

### Agent Details

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#### THE MANAGER'S QUARTERS:

A good match for the Lodge, the 1-bedroom cottage has an open plan living space incorporating lounge, dining and a well laid out kitchen with electric cooking & dishwasher. There's a comfortable bedroom & modern bathroom. Included in this building is a fully operational commercial kitchen and laundry.

#### OTHER FACILITIES:

There is more than a B & B on offer here. Apart from the pool, there is a shed set up for functions (catered from the commercial kitchen) where guests can spill out onto the lawn. It's a great view from here!

Vehicle parking options includes some under cover spaces and dedicated hardstand parks for the Studios.

#### LICENCES:

The property is licenced for Bed & Breakfast, Food & Beverage and a Function Centre ... lots of possibilities!

Financial information will be made available after property inspection.

Amamoor Lodge is on the edge of the village of Amamoor, the Valley's home of the famous MARY VALLEY RATTLER. Set on the banks of Amamoor Creek & close to Amamoor State Forest (home of the Gympie Music Muster), the village is 20 mins from Gympie, 40 mins from the coast at Noosa and 5 or 10 mins from the new freeway ... on your way to anywhere!

Inspections of Amamoor Lodge can be arranged by contacting the team at ron jeffery realty. With 3 offices conveniently located in Imbil, Kenilworth & Montville, ron jeffery realty have you covered ... from the valley to the range!

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