

Sold

372 Kandanga Amamoor Road, Amamoor



LIMES AND LIFESTYLE!

LIMERIDGE GROVE is more than a Lime and Dragon Fruit farm, it also has some great horse facilities and accommodation options.

THE ORCHARD:

Amamoor is orchard country and the rich volcanic soil suits this Amamoor orchard. It consists of nearly 1,000 Lime trees and 500-600 Dragon Fruit trees/plants, irrigated from an abundant water source. The orchard covers an area of less than 20% of this 38-acre (15.54 ha) property, leaving plenty of grazing opportunity for horses or cattle. There is an on-site packing shed with grading machine & walk-in cool room. Machinery wise, it's a walk-in, walk-out sale!

ACCOMMODATION OPTIONS:

- While small, the main house is very comfortable. The open plan lounge/dining/kitchen has both air conditioning & slow combustion heating. This area is complemented by an enclosed rear deck that greatly extends the living space. There are two bedrooms and one bathroom. The veranda overlooks the huge dam – water views!
- The second complex includes a multi-purpose room, with full kitchen facilities & plenty of storage, a combined bathroom/laundry and an adjacent cottage, with a separate bedroom & living area that includes a kitchenette.
- Then there's the tiny house. The perfect eco friendly "house in a container" in the perfect spot. Seeing is believing here!

THE HORSE FACILITIES:

Extensive horse facilities include –

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Price SOLD for \$1,100,000

Property Type Residential

Property ID 621

Land Area 15.54 ha

Agent Details

Ian Naylor - 0466 341 065

Office Details

120 Yabba Rd, Imbil
07 5488 6000

7 Elizabeth St, Kenilworth
07 5446 0164



- A floodlit 17M hardwood round yard,
- A 40M X 20M sand arena,
- A 3-horse wash bay and horse yards.

SERVICES:

- A 16 Kw solar power system and 3-phase mains
- Water from 6 dams, 2 bores & water tanks

OUTBUILDINGS:

- Approximately 9M X 9M garage workshop,
- An open machinery shed,
- A double tandem carport, and
- Cattle yards.

Limeridge Grove is on the edge of Amamoor, a village set on the banks of Amamoor Creek & close to Amamoor State Forest. It is 20 mins from Gympie, 40 mins from the coast at Noosa and 5-10 mins from the new freeway ... on your way to anywhere!

Inspections of Limeridge Grove 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!

Financial information can be supplied after your property inspection.

LIMERIDGE GROVE, a Lime and Lifestyle property!