

UNDER CONTRACT



80 O'Hanlon Rd, Feluga



## Introducing "Yarrabindi".....Your New Eco-Lux Lifestyle Awaits !

- \* Off grid living backing onto National Park
- \* 3 Bedroom Home + Guest House
- \* Large shed, Natural forest and gardens with tropical exotics
- \* Spring feed plunge pool, lake and creek

Enjoy the beauty of the rainforest while living off grid with it's own power and water via a permit to the State Forest, this special hidden gem on 8.6 hectares backs onto World Heritage National Park on two sides of the property. Lovingly cared for and developed over the past 17 years by the current owners, it's time to downsize and pass on this magical property to the next lucky owners.

The name of the property Yarrabindi, means water over rocks. Overlooking the man-made lake from the front deck and crossing two flowing creeks on the drive up to the house, it's not hard to see how the property inherited it's name.

The lake has a small jetty and is stocked with barramundi, mangrove jack, sooty grunter and jungle perch which are hand fed.

You hear the water as it cascades over rocks to the refreshingly always cold water plunge pool, flowing into the lake and then with the outfall meandering back to the creek – Very special !

The house is powered by water with a hydro generating power unit (with batteries and backed up by 3 solar panels) Underground mains power is connected to the property, running underground from O'Hanlon Road, if needed, and, you drink the most beautiful spring-fed water sourced from up the hill in the forest behind the property.

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<b>Price</b>	\$1.29m
<b>Property Type</b>	Residential
<b>Property ID</b>	3391
<b>Land Area</b>	8.69 ha

### Agent Details

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### Office Details

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The property encompasses the main house – 3 bedrooms, 1 bathroom, front and back deck living spaces, with a separate guest house (bedroom and bathroom) facing the lake. A large steel framed shed 15m x 9m (3.5m high) with additional wide awnings along 1 length and 1 side and 2 enclosed workspaces (1 airconditioned). Shed is drive through with 4 roller doors and 1 entry door. Circular concrete driveways and pathways connect all buildings, with a gravel paved driveway and rock drainage from the property access at O’Hanlon Road up to the house (approx. 400mtrs). Property has had pest inspection and pest control actioned annually.

The house was designed to make the most of all aspects of living in the beautiful rainforest environment, high ceilings, exposed timber beams, glass paneling to enable views of the forest, louvres to maximise airflow and positioned in an elevated location to catch breezes. Fans throughout with 1 bedroom being airconditioned. Floors are timber or tile.

Kitchen has granite benches, gas cooktop, Meile dishwasher, multifunction oven (steam, convection, microwave, grill) and walk in pantry. Electrolux Fridge/Freezer built into the design is included in the sale. Bathroom has floor to ceiling tiles, louvres and skylight to maximise natural light. Gas Hot water systems to house and guesthouse. Plenty of storage space.

Australian hardwood timbers feature in fitout of architraves and skirting, with all doors built of cedar and glass panels to maximise natural light.

The owner is a builder and has completed renovations to the kitchen, bathroom and guesthouse as well as hand crafted all fixings, timber doors and some cabinetry throughout the house.

The house has been repainted interior and exterior about 3 years ago (including roof). A feature of the property is the beautiful natural forest and gardens, with an abundance of exotic tropical plants, clumping bamboo and fruit trees. There is a small nursery building for propagating plants as well as raised vegie gardens.

The yards include a developing kauri tree avenue and fruit tree orchard areas. Some of the varieties planted include: Citrus - lemon, lime, mandarin, orange, pomelo and lemonades. Exotics – pepper and vanilla vines, dragonfruit, jackfruit, breadfruit, mulberry, japonica grape, abiu, mango, mangosteen, avocado, pawpaw, strawberry tree, five cornered fruit, black sapote (chocolate pudding fruit), rambutan, malay apple, brazilian cherry, macadamia nut, custard apple and peanut butter fruit.

Approximately 7 minutes to Tully businesses/schools, etc and 25 minutes to Mission Beach. The property also has a main fixed phone line to the house with standard speed (ADSL2) plus an outdoor antenna has been added to include mobile coverage.

The following equipment to maintain the property forms part of the sale:

Toro Zero Turn 48inch deck mower

John Deer garden vehicle (2 seater) with aluminum tipper tray

Water pump (fire protection backup)

Hose and water sprinkler system (used in dry weather, if needed)

Proudly marketed exclusively for Colin and Kerry, I can’t wait to show you this magical property!