







PRODUCTIVE RURAL LIFESTYLE PROPERTY WITH CREEK FRONTAGE, IMPRESSIVE SHEDS & EXCELLENT INFRASTRUCTURE

66 Hamilton Road, Carruchan QLD 4816

Hinchinbrook Real Estate is pleased to present 66 Hamilton Road, Carruchan to the market – an impressive rural property offering established infrastructure, excellent water availability, improved pastures, extensive shedding and approximately 1 kilometre of creek frontage.

Set amongst the beautiful rural surrounds of Carruchan and the Kennedy Valley, this property presents an exciting opportunity for buyers seeking a productive rural holding, livestock property or country escape with an impressive amount of infrastructure already in place.

Whether your plans involve cattle, goats, farming,

1 1 4 28.99ha

Price	Offers over $790,000
Property Type	Residential
Property ID	1348
Land Area	28.99 ha
Floor Area	37 m2

Agent Details

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machinery, a rural enterprise or simply enjoying space, privacy and the North Queensland lifestyle, this property offers plenty of possibilities.

PROPERTY FEATURES

- Council-approved Class 10a hut, comprising:
  - One (1) bedroom
  - Bathroom
  - Kitchen
  - Living area
- Impressive 22.5m x 9.30m shed incorporating a living area
- Additional 15m x 6m shed with 6m lean-to
- Concreted shed floor
- Three-phase power
- Town water
- Commercial bore
- Improvements advised as Council approved
- Approximately 1 kilometre of creek frontage
- Two creeks
- Quality steel fencing
- Established steel cattle yards
- Improved pasture incorporating Pinto Peanut
- Established tropical gardens
- Excellent infrastructure for livestock and rural pursuits
- Property currently capable of comfortably running approximately 30 breeders and 70 milking goats

A particularly appealing feature is the Council-approved Class 10a hut, which has been fitted out with one bedroom, bathroom, kitchen and living area. It provides a comfortable and practical space while enjoying the peaceful rural surrounds of the property.

The extensive shedding is another major feature. With generous dimensions, concrete flooring and access to three-phase power, there is excellent scope for machinery, equipment, workshop activities, agricultural operations and storage.

WATER, PASTURE & LIVESTOCK INFRASTRUCTURE

Water is a standout feature of 66 Hamilton Road, with the combination of town water, a commercial bore and two creeks, complemented by approximately 1 kilometre of creek frontage.

The property has been thoughtfully established for livestock, with improved pasture incorporating Pinto Peanut, quality steel fencing and steel cattle yards already in place.

The property has demonstrated its productive versatility, comfortably running approximately 30 breeders and 70 milking goats, making it well suited to buyers looking for an established rural holding with the infrastructure required to get started.

Beautiful tropical gardens add another dimension to the property, creating an attractive contrast to the productive rural landscape.

THE KENNEDY & CARRUCHAN LIFESTYLE

Carruchan and neighbouring Kennedy offer an appealing rural lifestyle surrounded by mountains, rainforest, farmland and freshwater creeks, while remaining within convenient reach of the coastal township of Cardwell.

For families, Kennedy State School provides primary education within the neighbouring Kennedy community.

The area is also ideally positioned for those who enjoy exploring some of North Queensland's spectacular natural attractions.

Discover the spectacular Blencoe Falls, within Girringun National Park – one of the region's impressive natural attractions and part of the extraordinary landscape surrounding the Kirrama area.

For those who love the outdoors, this is a location where weekends can be spent exploring creeks, waterfalls and rainforest, or heading towards Cardwell to enjoy fishing,

boating and the relaxed coastal lifestyle of the Cassowary Coast region.

A RURAL PROPERTY READY TO WORK

Properties offering this combination of creek frontage, commercial bore, town water, substantial shedding, three-phase power, improved pasture, steel fencing, cattle yards and established livestock infrastructure are well worth inspecting.

Add the Council-approved Class 10a hut, tropical gardens and peaceful rural setting, and 66 Hamilton Road, Carruchan presents an exciting opportunity for buyers looking for space, infrastructure and a genuine North Queensland rural lifestyle.

Bring the cattle, bring the goats, bring the machinery – and discover the possibilities this impressive Carruchan property has to offer.

For further information or to arrange your private inspection, contact:

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