



131 Verne Rd, Wolvi



44 Wonderful Acres at 131 Verne Road, Wolvi!

This unique hobby farm is a rare gem nestled on the peaceful eastern side of Gympie, offering an exceptional lifestyle opportunity with income potential from its well-established crayfish farm. Situated on a sprawling 44.5 acres of mostly cleared, gently sloping land, this great property is perfect for those seeking tranquillity, a self-sufficient lifestyle, or the chance to continue in the profitable aquaculture industry.

Main House Features:

- **Western Red Cedar Home:** This high-set beauty boasts bay windows and wrap-around verandah on three sides, capturing stunning views of the surrounding gardens and landscape.
- **Steel Stumps & Concrete Underneath:** The home is built on steel stumps with a fully concreted area underneath, offering potential for dual living, additional storage, or workspace.
- **Spacious Living Areas:** Open plan living, dining, and kitchen spaces with polished hardwood floors, high ceilings, and a cosy fireplace. A 9kW Fujitsu reverse-cycle air conditioner ensures year-round comfort.
- **Well-Equipped Kitchen:** Featuring a 5-burner gas cooktop,

🏠 3 🛏 2 🚗 5 📏 18.02 ha

Price	\$1,185,000
Property Type	Residential
Property ID	18
Land Area	18.02 ha

Agent Details

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Gympie Property
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Gympie Property

600mm oven, and timber benchtops, this kitchen is perfect for home chefs.

- **Bedrooms & Bathrooms:** The large master bedroom has walk-in robe, en-suite access, and direct verandah entry. Bedrooms 2 and 3 share a two-way bathroom, with bedroom 2 also opening onto the back verandah.
- **Laundry & Storage:** A generous laundry with verandah access and loads of built-in storage throughout the home, including ample linen cupboards.
- **Modern Amenities:** The property features air conditioning, window screens throughout and a large 315 litre hot water system

Shed & Outdoor Features:

- **Massive Shed:** A 7.5m x 12m powered 4-bay shed with 3 roller doors and a dedicated workshop bay.
- **Solar & Water:** A 13.2kW solar system powers the property. Water is plentiful with 4 x 22,500-litre rainwater tanks and a bore delivering 42 litres per minute.
- **Dams & Irrigation:** The property has two dams—a massive holding dam servicing the crayfish ponds and irrigation, and a smaller dam feeding water to the house and gardens.
- **Fruit Trees:** Enjoy an established orchard with a variety of fruit trees, including bananas, mango, fig, pawpaw, lemon, lime, lychee, apple, and more.

Crayfish Farm:

The property's 16 Redclaw Crayfish ponds are fully equipped and ready for operation, offering an ideal opportunity for aquaculture enthusiasts or those looking for a supplementary income stream.

Cherax Quadricarinatus (Australian Redclaw Crayfish) annually, known for their fast growth, hardy nature, and culinary value.

Infrastructure includes electric pumps powered by 3-phase electricity, a 40-foot container filled with crayfish habitat, flow traps, food, and a nearby network of other Redclaw farms for support.

The Redclaw crayfish is a tropical freshwater species native to Queensland. They are highly prized for their mild, delicate flavour and are in demand both domestically and internationally. The property's location—near Noosa, Gympie, and other key markets—makes it ideally situated for easy distribution.

Outdoor & Animal Space:

There's plenty of room for horses, with ample space to add an arena or paddocks, making it ideal for equestrian enthusiasts or someone looking to have a hobby farm. The land also offers plenty of room to keep other livestock or animals, providing endless possibilities for a rural lifestyle.

Location Perks:

- Proximity to Key Areas: Just 36.3km to Noosa, 27.6km to Gympie, 68.1km to Rainbow Beach, and 47.2km to Tin Can Bay.
- Schools Nearby: Only 8km to Wolvi State School, 25.3km to Gympie State High School, and 27.5km to Victory College. A school bus stops at the end of the road.

This property offers unparalleled peace and privacy, sitting at the end of a quiet no-through road, and backing onto State Forestry land. Whether you're looking to enjoy a rural retreat, start a new venture, or expand an aquaculture business, this property has everything you need.

Don't miss this rare opportunity to own a slice of paradise in Wolvi! For more information or to arrange your own private personal inspection contact Daniel Isaacs from Gympie Property on 0436 010 444

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