



Boundary lines are indicative only. Prospective Buyers should conduct their own enquiries.



## Barrine, 601 Powley Road

### Modern and Manicured Lakeside Living

Welcome to 601 Powley Road, Barrine.

Opposite Tinaroo Park Development on the Western End of Lake Tinaroo, this expansive property sits on 8.54 hectares. A rare find, with approx. 200m water frontage with true deep-water to launch watercraft and ski off the gently sloping embankment down to 45% lake capacity.

The private main residence has been fully updated and extended with recent renovations completed in 2021. The home exudes a beautiful homestead feel with modern attributes. Nestled amongst the trees, appreciate unparalleled living 12 months of the year on the Tablelands. Enjoy the beautiful fireplace for those cozy winter nights inside or soak up the summer sun and relax on the verandah after a long day on the water.

The property is energy efficient with gas, electricity and solar. Dual electric and gas hot



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers over \$2,500,000

**View**  
By Appointment

**Contact**  
**Nick Moller**  
0423 782 673  
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**Nadine Edwards**  
0423 602 606  
nedwards@ljheh.com.au

**LJ Hooker Cairns Edge Hill**  
**(07) 4053 9999**

water systems are in place. it would not take much to convert the property to be off grid. The property can run off 2 kVA genset in emergency situations.

Store your toys and tractors in the 5 bay (9 x 17.5m) shed with 2 bays fully enclosed and lockable. A 40-foot container for vermin-proof secure storage. A 20-foot container, 9 x 3.5m enclosed garage and 2 space carport.

Further accommodation is available on site with the 8-person bunkhouse for all your friends and family to enjoy the Lake.

You could possibly build a second house on site subject to council approval.

Further impressive features include:

- Newly established 30 Tree Orchard fully irrigated
- Over 10 acres of cleared paddocks
- 5.5kW Solar System

Only 1 hour and 15 minutes from the Cairns International Airport and 15 minutes from the nearest township, Yungaburra.

Do not hesitate, prime lake frontage like this is extraordinary.

Contact Nick Moller or Nadine Edwards today to inspect the property.

## More About this Property

<b>Property ID</b>	3VDGFMB
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	8.54 hectare
<b>Including</b>	Air Conditioning Fire Place Deck Floorboards Workshop Solar Panels Jetty. Water Access

### Nick Moller 0423 782 673

Director | Sales Specialist | Auctioneer | [nickm@ljheh.com.au](mailto:nickm@ljheh.com.au)

### Nadine Edwards 0423 602 606

Director | [nedwards@ljheh.com.au](mailto:nedwards@ljheh.com.au)

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601 Powley Road, Barrine



GROUND FLOOR



FIRST FLOOR



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