



## Julatten, 4414 Black Mountain Road

### BLACK MOUNTAIN CABIN ON 100+ ACRES

If privacy, character and potential are on your list of 'must haves' for a property, you'll find it in spades with this attractive offering located in the highly sought after Julatten hinterland.

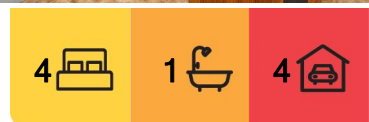
Comprising of a large, solid character-filled home, a massive main shed, various secondary sheds, freshwater creeks and exotic fruit trees all set on more than 100 prime acres of both cleared and naturally vegetated land, there's a lot to get excited about.

With its extensive use of timber and stone, the home is reminiscent of a cosy log cabin where you can while away the days or recharge after working or exploring the land.

A large, covered, semi-enclosed patio prefaces the entry into the country style kitchen with its mix of classic timber and modern finishes including stone benchtops, gas cooktop, dishwasher and quality European appliances. Enjoy the nature-inspired views from inside or grab your coffee and step out onto the second covered patio to take full advantage.



**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.



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The warmth of natural timber continues into the rest of the home that centres around the main living area with its high-pitched ceilings, exposed beams, wood burning stove and feature stone wall.

Three of the four bedrooms, an office and multi-purpose space all emanate off the living area. The fourth bedroom is accessed off the smaller patio and would be perfect for guests or those who enjoy a little extra privacy. A bath/shower bathroom and separate toilet complete the home.

Outside, the expansive 18 x 9m powered high clearance shed offers additional practicality with its huge amount of storage space, cool room and fit-out for potential additional accommodation in the form of an open plan lounge, dining and kitchen space plus two bedrooms.

A second smaller shed near the house also provides for carport parking, while a third open sided structure houses the trusty tractor.

Vibrant gardens, lawns and an impressive selection of fruit trees surround the buildings, as does the soothing sound of flowing water from the freshwater creek that meanders nearby. A bore and gravity-fed tank ensures your quality water supply.

Beyond the buildings, the undulating acreage comprises a mix of cleared and naturally vegetated land which holds good potential for keeping livestock or all manner of pets.

Jump on the horse, trail bike or buggy and make your way up the hill, crossing crystal clear flowing creeks as you go, for uninterrupted views of Black Mountain.

And if that wasn't enough, a cleared track through the forest arrives at the natural junction of Euluma Creek and the Mowbray River where you'll find a stunning waterfall and enviable selection of refreshing swimming holes.

With its character, charm and untapped potential, this is a unique and very appealing prospect for someone seeking privacy and a large parcel of useable land surrounded by nature and Julatten's famous temperate climate.

For all the details or to request an inspection, contact Shane on 0409 417 316 or [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)

## More About this Property

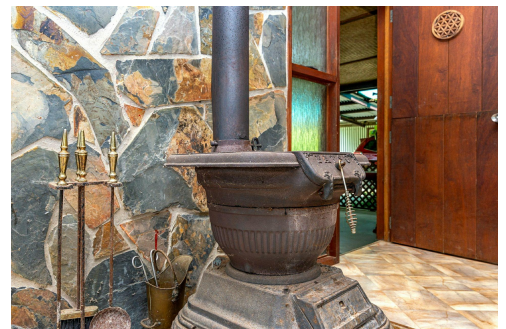
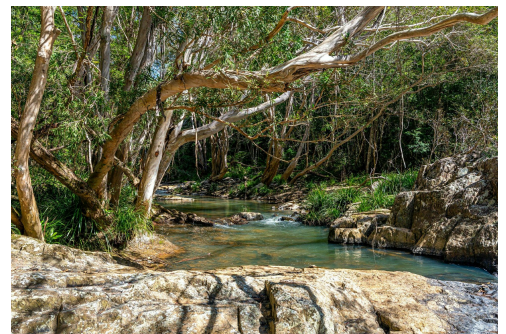
Property ID	1399F4A
Property Type	House
Land Area	107.9 acre
Including	Toilets (1) Balcony Dishwasher Outdoor Entertaining Workshop

**Shane Wight 0409 417 316**

Property Sales and Licensed Auctioneer | [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)

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