

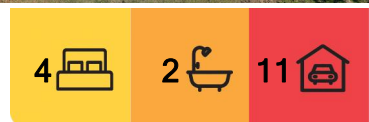


## Minbun, 788 Millaa Millaa Malanda Road

### Ultimate Hobby Farm

Nestled amidst rolling hills and rich pastures in Far North Queensland, this beautifully renovated 4-bedroom, 2-bathroom family home offers the perfect setting for a lifestyle change. With sweeping views and all the amenities needed to make your tree change, this property is ready for you to move in and enjoy straight away.

The fully air-conditioned home has been thoughtfully extended and renovated, providing a spacious and comfortable environment for family life. Inside, you'll find a light-filled open-plan living, dining, and kitchen area, perfect for entertaining. The kitchen is well-equipped, with ample bench space and storage ideal for a large family. Adjacent to the living areas is a dedicated entertaining space, complete with a fireplace, fish tank, and pool table, making it a great spot for unwinding and hosting guests. The master bedroom offers a walk-through wardrobe with saloon doors, leading to a modern ensuite that overlooks a private courtyard, creating a tranquil space that connects you with nature.



#### For Sale

Change In Circumstances - Offers over \$750,000 con

#### View

[ljhooker.com.au/RSKF1S](http://ljhooker.com.au/RSKF1S)

#### Contact

**Alex Payne**

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[alex@ljhookerpropertyplus.com](mailto:alex@ljhookerpropertyplus.com)



**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.

**LJ Hooker Atherton**  
**(07) 4091 3144**

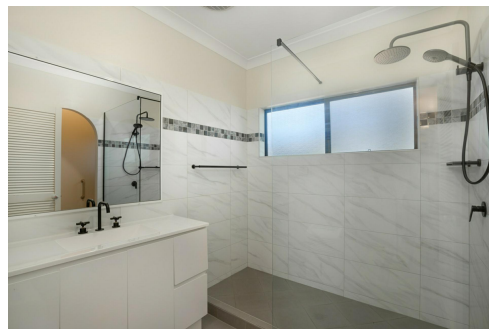
The home's main bathroom has been completely renovated, featuring a large walk-in shower, and the new vinyl plank flooring throughout adds to the home's modern feel. There's also covered parking for up to 5 vehicles, making it easy to store cars, trailers, or machinery. Storage container has been set up as a work shop in close proximity to the home, a great place to tinker and enjoy your hobbies. Power bills are a thing of the past with brand new 10.2 Kw Solar system utilising all 32 panels.

Step outside, and you'll find a property designed with self sufficiency and outdoor living in mind. A large pergola is positioned to make the most of the surrounding views, perfect for relaxing or entertaining. The Weber BBQ and smoker are already set up, so you can enjoy outdoor meals and perfect your culinary skills. A variety of fruit trees, including "Fruit Salad" trees, mandarins, mixed apples, passionfruit, lemonade, and more, as well as established gardens surrounding the house.

The property has been carefully planned to cater to your hobby farm aspirations. The southern end of the land is divided into paddocks, ideal for grazing animals, with the original station house from the old railway serving as a shelter or storage area. A full set of yards, with 4 bays and 3m clearance, plus a 9m x 9m awning, is located near the main shed, providing ample space for handling livestock.

For those looking to get hands-on with the land, there is the option to purchase fully equipped with all the machinery you need to run your hobby farm. WIWO (walk in, walk out) includes a tractor, slasher, stock trailer, and mower, along with 3-phase power connected to the shed, so you'll have everything you need to keep you busy.

This is a rare opportunity and inspection is a must. Contact exclusive marketing agent Alex Payne today on 0409 328 153.



## More About this Property

<b>Property ID</b>	RSKF1S
<b>Property Type</b>	House
<b>House Size</b>	182 m2
<b>Land Area</b>	2.65 hectare
<b>Including</b>	Air Conditioning Dishwasher Built-in-Robes Fully Fenced

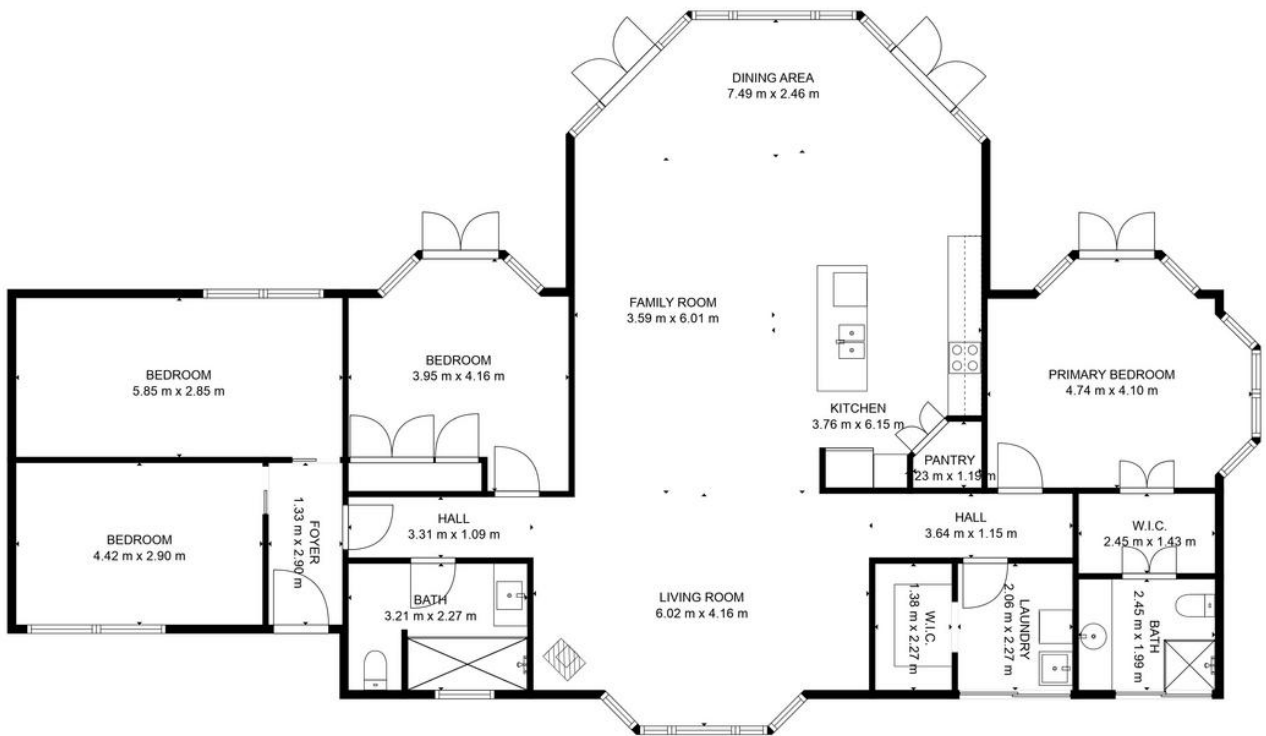
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TOTAL: 182 m<sup>2</sup>  
 FLOOR 1: 182 m<sup>2</sup>



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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