



Lot 1/214 Tully Gorge Road, Tully

## Your Private Rural Sanctuary Awaits

Escape the everyday and embrace the serenity of this private approx. 39-acre sanctuary, perfectly positioned just minutes from town. Surrounded by nature and offering space, privacy, and versatility, this exceptional property is ideal for those seeking a peaceful rural lifestyle without sacrificing convenience.

The inviting 3-bedroom, 1-bathroom home is thoughtfully designed for comfort and functionality. An expansive front balcony with multiple access points provides the perfect spot to relax, entertain, or simply soak in the natural surrounds. Inside, the oversized master bedroom offers a private retreat complete with split-system air conditioning, while the second bedroom is also air-conditioned for year-round comfort. The third bedroom, conveniently located opposite the stylishly renovated bathroom, is ideal for family, guests, or a home office.

At the heart of the home, the centrally located kitchen flows seamlessly into the sunken living room, which has been freshly painted and enhanced with newly laid tiles. This welcoming space also features split-system air conditioning, creating a comfortable hub for everyday living.

3 1 0

### FOR SALE

\$720,000

### VIEW

By Appointment

### AGENTS

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Outdoors, the property truly shines. Featuring two fenced paddocks suitable for cattle, horses, or hobby farming, and a multi-bay shed, there's ample room for work, storage, and rural pursuits. Adding to its appeal are a year round running creek, a variety of established fruit trees, including approximately 15 lychee trees, 15 rambutan trees, and 5 jackfruit trees, offering both lifestyle enjoyment and potential productivity.

Private, practical, and immersed in nature, yet only a short drive to Tully and all its amenities, this remarkable property delivers the best of both worlds.

Let your dreams take root and grow here — this is rural living at its finest.

## MORE DETAILS

Property ID	EV6GYA
Property Type	House
Land Area	16.05 hectare

