

Sold



54 Kirbys Rd, Obi Obi



## “Obi-View” Your Boutique Equestrian Hide-Away

Sophisticated elegance and whisper quiet privacy set the tone for this large, quality built “Indigo” home and purpose built equestrian facilities. Balance with a liberal dash of post card perfect panorama, abundant feed, permanent water, and finish with a splash of koala habitat and you have a recipe for a horse lover’s heaven worthy of most people’s bucket list.

Located roughly 10 minutes from the Hinterland townships of Mapleton and Kenilworth, or 20 minutes from Nambour “Obi View” offers 38 picturesquely undulating acres. Cradled by the surrounding hills of 4 National Parks and the Blackall Ranges, the northerly aspect of the home provides a stunning rural outlook across a valley of lush green paddocks, featuring a glimpse of Mapleton Falls.

Well executed and well maintained, the property provides a perfect blend of native bushland paddocks ideal for spelling, quality hardwood fencing, 7 separate house paddocks and abundant permanent water in the form of two interconnected spring fed dams which also attract a wonderful array of native animals and birdlife.

The well planned network of horse paddocks are equipped with shelters, some electric fences, easy access to water and an internal corridor leading directly to the fully equipped stables, the nearby round yard and open arena area. The American barn style stables

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16.65 ha

**Price** SOLD for  
\$2,275,000

**Property Type** Residential

**Property ID** 1446

**Land Area** 16.65 ha

**Floor Area** 347 m<sup>2</sup>

### Agent Details

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### Office Details

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have both power and rainwater with its own pump, 4 stables, 2 wash bays, a vet stall, room for feed and tack as well as laundry and tea making facilities and high clearance drive through convenience for easy loading and unloading. All internal roads are quality roadbase for all weather access. For the riders there are a wide range of nearby trails of varying degrees of riding proficiency, many of the National Parks trails have provision for parking for floats etc.

As an additional benefit the property provides two road frontages, and a partially converted studio or second residence, ideal for guests or even a caretaker or manager. There is a separate powered workshop plus a carport for the tractor and another for a large float.

The horse enthusiast might well fall in love before even setting foot in the large executive style home.

### **The House**

- Quality built "Indigo" home with steel frame and ducted air conditioning
- Bright and airy central living zone with a quality entertainer's kitchen
- Vaulted ceilings and clerestory windows which invite the view inside
- Formal dining room plus a large separate media room
- Generous North facing alfresco with a picture post card outlook
- 11m pool with calming water feature, a great entertaining space
- Elegant and private master suite, fabulous ensuite and dressing room
- King sized guest room with ensuite, 2 more family bedrooms & study
- 32,500Lt rain water tank, 2 spring fed dams and 3 phase power

### **The Infrastructure**

- 11mx11m American barn style stables, drive through access
- 4 stalls, wash bays, vet stall, tack & feed storage
- 3Phase power and 10,000Lt tank, brew point, washing facilities
- 7 inter connected paddocks with shelters and water
- Separate float shed, 6mx5m workshop/machinery shed
- Separate partially converted 6mx9m studio, power and water
- Elevated 15ac top paddock, well treed and great for spelling
- Ample feed, good rainfall, great soil, permanent water
- Quality hardwood fencing, some with solar electric
- Ideal sites for sustainable gardening, great rainfall and rich soil

The executive style home makes a bold statement, set amongst lovingly cared for formal and informal gardens. The wide double door entry and impressive foyer reveal a splash of the spectacular; drawing the eye directly through the house to the hedge lined pool and the mountains beyond. The carefully crafted floor plan brings practical separation between zones, with parents at one end and guests and family at the opposite end with the shared open plan living area ensuring space to spread out when desired.

Ideal for entertaining the very well appointed chef's kitchen boasts

ample bench, preparation and storage space, a 900mm gas cook top and fan forced oven, a broad breakfast bar with waterfall stone benches, a large fridge space and separate coffee nook. Wide stacker doors open the entire living area to the north facing gabled poolside alfresco. The beautiful master bedroom suite with its direct patio and pool side access also features a spectacular outlook, not the least of which is a birds eye view of the sun rising above the mountains. The well proportioned double ensuite will entice with its deep over sized spa bath, perfect for a good soak to relax after a day of riding or gardening.

If the last 2 years have taught us anything it's the increased value we place on privacy, sustainability and the capacity to make that elusive work life balance a reality. That "one day" dream of escaping the rat race and following your heart, is now more possible than ever before. To find a property with all the attributes of manageable land size, good soil and rainfall, top notch infrastructure, a quality home, necessary connectivity and proximity to shopping, education and medical amenities and an airport is the typical stumbling block - but not for this property!

For those seeking a sustainable life, a little over half of the property is cleared paddocks with the balance being a mix of cleared land and native bush, also suitable for stock. The multiple horse paddocks lend themselves to regenerative rotation grazing, allowing for stock to be moved from paddock to paddock without strip feeding, a great way to manage feed and good interconnection makes moving stock and possibly relocating a chicken tractor to follow along as well. The soil is a rich friable loam which drains well and has never been cultivated before so there are no residual chemicals. The spring fed dams have never dried up which suggests that investigating a site for a bore would be a strong possibility if required.

The township of Mapleton offers local shopping, medical centre, restaurants and hotel and a primary school and is a stepping off point to the rest of the beautiful Hinterland. Beaches, major shopping centres, restaurants, theatres etc. are all within 40 minutes' drive.

Call for a private inspection and bring along your wish list, you will not be disappointed!

#### **Distances:**

- Mapleton: 9 km
- Kenilworth 14km
- Nambour: 20km
- Maroochydore: 40km
- Sunshine Coast Airport: 35km
- Mudjimba Surf Beach 37km
- Eumundi: 43km
- M1 Motorway access - 22 km

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