



PROPERTY SUMMARY



546 UTCHEE CREEK RD
MENA CREEK QLD, 4871



A portrait of Chris Barra, a man with a full beard and bald head, wearing a blue blazer over a dark blue polo shirt. The image is partially obscured by a grey overlay on the right side.

ohpg.com.au

FROM THE AGENT

Every so often, agents have the privilege to showcase a truly remarkable property, and 546 Utchee Creek Road is one such property.

A labour of love, passionately built by the current owners, providing an escape for the weary traveller in one of the most tranquil settings that Tropical North Queensland has to offer.

This value-packed property is nothing short of incredible. Everything about it leaves guests checking in and not wanting to check-out. This has been the main calling card, reflected in the solid reviews and repeat customers who keep coming back to enjoy this tranquil escape.

Fully equipped, you could continue the journey or expand and convert the property into your own unique visions. That's what makes this project so exciting.

So, the only question is, how will you live this dream?

A stylized signature of Chris Barra in black ink, overlaid on a large, faint, light pink hexagonal graphic.

Chris Barra



The
AREA

MENA CREEK AND PARONELLA PARK

546 Utchee Creek Road is located in the heart of Mena Creek, an area renowned for its natural beauty and tranquil lifestyle. One of the main attractions nearby is the historic Paronella Park. Established in the 1930s by José Paronella, a Spanish immigrant, this park is a testament to vision and perseverance. Paronella built his dream garden on 13 acres of lush rainforest, featuring a castle, grand staircase, and North Queensland's first hydroelectric plant.

The park remains a popular tourist destination, known for its stunning gardens, historical significance, and eco-friendly initiatives. Visitors can explore the beautifully restored grounds, enjoy guided tours, and experience the magic of this unique heritage site.

Local Amenities and Attractions

Mena Creek is a short drive from the vibrant town of Innisfail, providing easy access to essential amenities and cultural experiences. Additionally, the area is just 1.5 hours from Cairns, the gateway to the Great Barrier Reef. The blend of peaceful rural living with nearby urban conveniences makes this location ideal for those seeking both relaxation and adventure.

Educational Facilities

For families, there are several reputable schools within close proximity, including Mena Creek State School, Innisfail State College, and St Rita's School. These institutions offer quality education in a nurturing environment, ensuring a balanced lifestyle for residents.

The tropical lifestyle and rich history of Mena Creek, makes this the perfect setting for your new home or investment venture.

THE DEAL

Introducing the Multi Award-Winning Mena Creek Flower House, a property that defines 'comprehensive'. It's a rarity on the market, offering a robust package that includes not only a spacious main house and multiple utility sheds but also a creek traversing through lush land, four modern cabins, and a substantial income stream already in place. Imagine a property that supports your dreams, whether you're diving into self-employment or branching out into eco-tourism. With existing infrastructure for further expansion and the backing of top-notch reviews and awards, this property stands out as a once-in-a-lifetime opportunity. Don't miss out on a property that ticks all the boxes for a thriving lifestyle and business in one of the most picturesque locations in Queensland



THE PROPERTY

- 4 Beds + Study
- 1.5 Bathrooms
- 3 Carport spaces
- 6 Garage spaces
- 16.47Ha Lot
- 8.5Ha Approx Cleared
- Approx 943m2 Under Roof Floor Area
- Fully Air Conditioned
- Creek with swimming hole
- Guest Laundry / utility area

THE INVESTMENT

- 4 Stand Alone Cabins
- 1 Bedroom each
- 1 Bath
- Scenic Views
- \$150k pa turnover
- Future Bookings in Place
- >70% Occupancy year around
- 4 x Council Approved Cabins,
>returning approx \$150 K / \$160 K -GPA
- Fully self contained

ACCESS TO AMENITIES

- 5.5km to Paronella Park
- 23km to Innisfail CBD
- 4.5km to Mena Creek State School
- 18km to Innisfail State College
- 9km to St Rita's School

Book a Tour, fall in love, stay indefinitely. This truly is a once-in-a-lifetime opportunity! the multi-award-winning Mena Creek Flower House. Sign off on your permanent vacation!

About the

PROPERTY



FROM THE OWNERS

We are extremely passionate about our property and love the fact that its diversity allows us to also raise cattle and chickens, grow beautiful tropical fruits and even catch a few local yabbies. We respect our guests privacy, and live in a separate residence well away from the cabins, however close enough to be able to assist our guests if required. We are also happy to share local knowledge about the area and some great places to visit.



YOUR OWN PIECE OF PARADISE

- Go spot lighting at night, you may be lucky enough to see the beautiful fire flies down by the river, not to mention the abundant wildlife such as kangaroos, wallabies, bandicoots and birdlife. (torches provided)
- Take a picnic down to the river and enjoy a swim at the beautiful cool safe swimming hole (floating devices provided).
- For the energetic! Take a hike up and over the hill to see some magnificent views of our area.
- Have an Aussie BBQ on your private deck (gas BBQ provided)
- Sit back and relax and enjoy the peace and quite.
- Stroll through the botanic gardens and explore the abundance of different varieties of tropical flowers, fruit trees and tropical plants.



From the

PROPRIETORS



CABIN SUMMARY

The property consists of four charming cabins nestled amidst the tranquil surroundings of Utchee Creek. Each cabin offers a cozy retreat with thoughtful design and modern amenities. Featuring open-plan layouts, the cabins are furnished with comfortable queen-size beds, convertible sofas, and dining areas with ample seating. Guests can unwind in the outdoor spaces, which include private decks with seating and gas BBQs. Cabin 4 additionally boasts a guest laundry facility with a washing machine and dryer. With air conditioning, smart TVs, and well-equipped kitchens in each cabin, guests can enjoy a comfortable stay surrounded by nature.

- Self contained
- Stage 1, Completed, Approval for Tourist Park in place to run business with 4 cabins.
- Stage 2, Current Council Pre-approval in place for an additional two cabins and 20 RV Vehicles if you wish to expand.
- Business is established on major booking platforms like Booking.com, Airbnb, and Google, alongside our own website for direct bookings. We hold top rankings in our regional area and cater to returning corporate clients. Our flexibility extends to longer-term accommodations, and we're poised for expansion into tour groups, corporate stays, weddings, and events.
- Current Occupancy rate is running at approx: 70% (short term holiday accommodation)

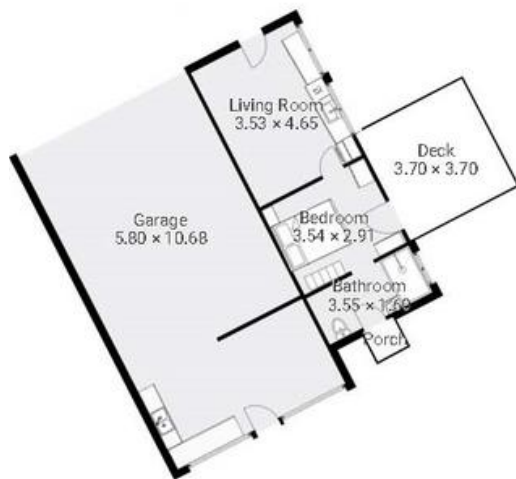


Property

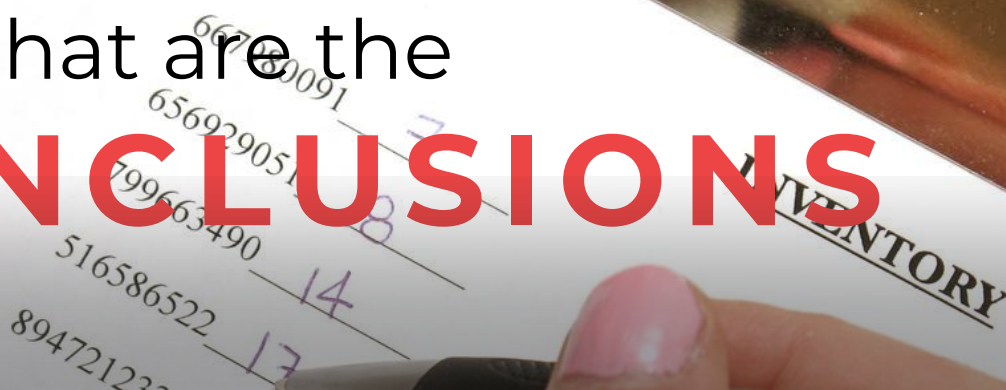
INFORMATION

Cabin 1 "Cassowary"

- Queen size bed
- Bedside table and lamps x 2
- Dining table with four chairs
- Coffee table
- Leather sofa couch that converts to a double bed
- Outdoor table with two chairs
- Two sun Lounges
- 1 x smart TV
- Gas BBQ
- Full size Fridge
- Microwave
- Electric hotplate
- Toaster and sandwich maker
- Kettle
- Pots and pans
- Cutlery and crockery for 4 guests
- Vacuum
- Ironing Board and Iron
- Hair dryer
- Air conditioner

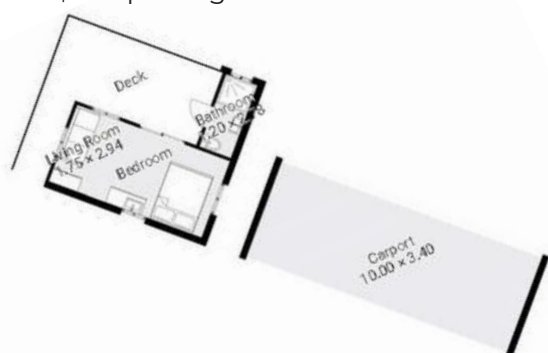


What are the
INCLUSIONS



Cabin 2 "Curlew"

- Queen size bed
- Bedside table and lamps x 2
- Dining table with four chairs
- Coffee table
- Leather sofa, that converts to a double bed
- Single ottoman, that converts to single bed
- 2 x smart TV
- Two sun Lounges
- Cane lounge (outdoor)
- Gas BBQ
- Bar Fridge
- Microwave
- Electric hotplate
- Toaster and sandwich maker
- Kettle
- Pots and pans
- Ironing board and Iron
- Cutlery and crockery for 6 guest
- Vacuum
- Hair dryer
- Air conditioner
- \$180 per night



What are the INCLUSIONS

INVENTORY

Cabin 3 "Birdsnest"

- Queen size bed
- Bedside table x 2 and lamp x 1
- Dining table with four chairs
- Coffee table x 1
- Leather sofa, that converts to a double bed
- 1 smart TV
- Gas BBQ
- Bar Fridge
- Microwave
- Electric hotplate
- Toaster and sandwich maker
- Kettle
- Pots and pans
- Cutlery and crockery for 4 guest
- Vacuum
- Ironing board and iron
- Hairdryer
- Air conditioner
- \$170 per night



What are the

INCLUSIONS

INVENTORY

Cabin 4 "Greenacres"

- Queen size bed
- Bedside table and lamps x 2
- Dining table with four chairs
- Coffee table x 1
- Sofa, that converts to a double bed
- 1 smart TV
- Gas BBQ
- Bar Fridge
- Microwave
- Full Oven
- Toaster and sandwich maker
- Kettle
- Pots and pans
- Cutlery and crockery for 5 guest
- Vacuum
- Ironing board and Iron
- Hairdryer
- Air conditioner
- \$180 per night



What are the
INCLUSIONS

INVENTORY

HOUSE

- Dog fencing around main residence (approx 1 acre)
- Sturdy Chook house and pen.
- 6 KW Solar Panel System
- Brand new 35 kilo watt Silenced Diesel Generator runs whole property - (Back- up power)

PROPERTY

- Botanical gardens including over 20 different variety of established fruit trees, rare tropical plants and lots of rare and in demand Gingers and Heliconias from previously being a flower farm (Property regularly still sells stock from the property)
- Rates \$1954.72 per 1/2 year
- Unlimited Water Supply from Creek for Domestic / Stock purposes – FREE !
- 10 mga Water License for Crops / irrigation
- Zoned TBA (I will check with council tomorrow not 100% sure)
- Fenced veggie garden and large shad house.
- Brand new 35 kva Silenced Diesel Generator runs whole property - (Back- up power)
- Property has two creeks
- Approx: 20 acres of re-growth rainforest – (Walking Tracks ? etc)
- Property may have the possibility to subdivide acre blocks of main title (STCA) (Front Paddock)
- Cattle Aggistment – (10 Cows @ \$4 per wk x52) = \$2080 pa.
- 3 fenced Paddocks suitable for horses and cattle, cattle yards , loading ramp, automatic water troughs.
- Main creek flows 365 days of the year and has a beautiful safe swimming hole with stair access.
- 5.5 km away from Paronella Park



What are the
INCLUSIONS

INVENTORY

This exceptional property is listed at \$1,990,000, reflecting its comprehensive amenities and significant income potential. The Mena Creek Flower House currently generates a gross annual return of approximately \$150,000, showcasing its status as a thriving business with established clientele and high occupancy rates exceeding 80% year-round.

With a mix of income streams including four stand-alone cabins, each offering scenic views and modern amenities, the property is well-positioned for continued financial success. Additionally, the business is supported by top-notch reviews and repeat customers, further enhancing its revenue potential. The current turnover is bolstered by strategic listings on major booking platforms like Booking.com, Airbnb, and Google, as well as direct bookings through its own website.

The property also has existing infrastructure and approvals in place for future expansion, such as adding more cabins and RV sites, making it an attractive investment opportunity with room for growth. Whether you choose to expand on the current hospitality offerings or explore new ventures like weddings, therapy retreats, or eco-tourism, the possibilities are endless.

For detailed financial information and to explore how this property can meet your financial objectives, please contact the agent. This is a rare opportunity to secure a turn-key property with immediate cash flow and a bright future in one of Queensland's most picturesque locations.



**Mena Creek
Flower House**

Financial
DETAILS

Extensive Under Roof Area

With 943m² under roof, the possibilities are as vast as your imagination, making this property a true standout in Mena Creek.



Property
LAYOUTS



Endless Potential

Set amidst the lush tropical splendor of Mena Creek, this rare gem with boundless potential. Thanks to its prime location and flexible zoning, this property is a blank canvas ready for your visionary touch. The future is truly bright here, where growth and opportunity go hand in hand.

Expand with

- Weddings
- Glamping
- School Camps
- Disability Accommodation
- Banana Workers Accommodation
- Therapy Retreat
- Conservation Training Centre
- Eco-Tourism Destination
- Corporate Retreats and Team Building
- Artist Residency and Workshops
- Agricultural Tourism
- Yoga and Meditation Center
- Adventure and Outdoor Activities
- Culinary Retreats
- Educational Workshops and Conferences
- Film and Photography Location
- Historical and Cultural Tours



Development

POTENTIAL

ZONING

A detailed council zoning plan is available from the agent upon request. This comprehensive document outlines the various permitted uses and potential developments for the property, ensuring you have all the information needed to bring your vision to life. Contact the agent today to obtain your copy and start planning your future venture in this idyllic location..



Zoning Information

The property falls under rural zoning regulations, allowing for a range of land uses including residential, agricultural, and eco-tourism activities. The zoning regulations support the peaceful ambiance and natural surroundings of the area, while also permitting limited commercial activities such as short-term rentals or event hosting.

Compliance

The property is fully compliant with local regulations, including building codes and environmental laws. All structures on the property have been constructed in accordance with building standards and regulations, ensuring safety and structural integrity. Environmental considerations have been taken into account during development, with measures in place to protect the surrounding ecosystem and waterways.

A close-up photograph of a construction worker wearing a yellow safety vest and yellow gloves, holding a yellow hard hat. The background is blurred, showing construction equipment.

Zoning

INFORMATION