



28 ACRES, OVER 100M OF RIVER FRONTAGE, LARGE SHEDS- IDEAL WEEKENDER OR HOME SITE

Contact Exclusive Marketing Agent Michael Loader direct to ensure you are fully informed on this fantastic riverside acreage property which is fresh to the market and priced to sell...

RARELY DOES AN OPPORTUNITY LIKE THIS ARISE, AN AMAZING BLOCK WITH A GREAT SCENIC OUTLOOK IDEAL HOBBY FARM/ WEEKENDER. THE PROPERTY IS ALSO COMPLETELY SET UP AS A FULLY LICENCE AND REGISTERED FISH/RED CLAW FARM, LOCATED JUST 25 MINS TO ALL BUNDABERG HAS TO OFFER!

Features include:

- Elevated home site with sweeping views. Dual road frontage with 3 entry points to the property. A total of 28 acres with approximately 100m of direct river frontage.
- 9m x 6m Colourbond garage with roller door. This can be used as a packing shed, as it has running water supplied by a 22500 L poly tank. Alternatively, a great weekender with a concreted apron to the front of the shed for the van/motor home
- FULLY FENCED with quality fencing, currently holding cattle under agistment. Ideal hobby farm with the ability to be self-sufficient. Great travel base/ grey nomad escape.
- Ideal for a new build. Plenty of room for the largest of homes, sheds & pool
- Fully powered all underground mains

6 28.00 ac

Price	SOLD
Property Type	Residential
Property ID	28
Land Area	28.00 ac

Agent Details

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- FULLY LICENCED FISH FARM FEATURING 7 PONDS, 3 DAMS, OVER \$120K OF INFRASTRUCTURE READY TO OPERATE. (buyers please note the licence stays with the property)
- Ponds are approximately 50m x 25m each. All have 6 inch underground drainage system, underground water supply, underground air supply. Would suit red claw/ fresh water fish with ease. Great Ability to earn an income from the property with minimal work required now all the infrastructure is in place.
- Relaxed ambiance & country feel with a quiet bush land backdrop
- Daily postal service, bus to local school (approx 3kms away), full power to the property.
- Riparian rights, unlimited water!
- SERIOUSLY GREAT VALUE, I SUGGEST YOU ACT SWIFTLY, YOU WON'T FIND ANYTHING LIKE IT!

***RARE AS HENS TEETH & PRICED FOR IMMEDIATE SALE ***

FOR FURTHER INFORMATION, A COPY OF THE LICENCES AND OR INFRASTRUCTURE PLAN, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.michaelloader.com.au

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters

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