



# FOR SALE

## GRAZING OR CROPPING JUST 45 KM TO NOOSA RIVER

This is an opportunity to take advantage of having good farming country close to the Noosa Hinterland and a short drive to Gympie for all your regular day to day shopping.

This near level to gently to very gentle sloping allotment has Sandy Creek passing through it as well as a small portion of Coomber Creek meandering through the front corner of the allotment. Most of the land consists of a dark grey sandy loam, this includes the area behind the creek which has light environmental protection to stop clear felling however with consultation from the Department of Natural Resources some cleaning up could be possible subject to their approval. In past years the owners grew small crops on the front 40 acres of the property and with the soil structure excellent drainage is possible.

There are good waterholes throughout the creek and neighbours either side have good quality bores on a shallow water table so good quality underground water should be available as well. There are good level building sites available at the front of the property as well as behind the creek if an all weather creek crossing was constructed.

**LOCATION - LOCATION.** If this is what you're looking for in a property. The location is perfect. Take your pick which way to go to the coast. The access back to the highway via Tandur Road, Woondum Road or just keep going down Noosa Road to Traveston, Cooran and through to Boreen Point through the heart of the Noosa Hinterland.

So for those people who don't know the area that is 45km to the Noosa River or 15km to the heart of Gympie for the bulk of your shopping.

Also "As the crow flies" you are under 2km to the famous Mothar Mountain Rock Pools which is a great place to go for the family BBQ / Picnic and get back to nature.

Please give Chris a call on 0428 836 149 to find any further details and organise your private inspection.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$470,000

OPEN FOR INSPECTION:  
N/A



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