




# FOR SALE

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LOT 1 MOUNT WOOWOONGA ROAD, BIGGENDEN, QLD, 4621

*Mount Woowoonga Rd, Biggenden Q 4621*



## 48 FERTILE ACRES FOR PRIME HAY PRODUCTION

Within a short 2km drive to the rural town of Biggenden, this quality low maintenance 48 acre property has come to market. Biggenden provides a State School, Shops, Swimming Pool, Hospital and all your day to day amenities.

Main Features include:

19.70 Ha / 48.68 Acres on 5x Titles Freehold in total

Quality 4 and 5 Barb fencing throughout

Steel end assemblies and gates

Fertile and cultivated land previously been used for hay production & cropping

9x6m Zincalume Shed with concrete flooring

Scenic views to Mount Walsh National Park

1x large paddock, 1 smaller holding paddock

Bitumen road frontage just within a 2km drive to Biggenden

2" underground poly line feeds water to several locations on the property and a 1000 L Tank

Rates approximately - \$1540 per 6 months

Perfect location down by the creek for weekend camping with the family

Power borders the boundary at the rear of the property

NOTE the property has experienced some flooding in the past

Genuine Sale - \$354,000 (plus GST if applicable)

Get in quick. quality blocks of this size are very rare to find to grow hay. For your very own

**PRICE:**  
\$354,000 + GST if applicable

**OPEN FOR INSPECTION:**  
N/A



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