



# SOLD

## ACREAGE LIFESTYLE BLOCK WITH POSSIBLE RIVER VIEWS!

This amazing high and dry 1.41 hectare (3.48 Acre) almost riverside block, is an opportunity not to be missed if your looking for a bit of acreage, in a lovely area, surrounded by quality homes.

Due to a change in the current owners circumstances, this wonderful property is on the market. Recently the owners of this block had embarked on an endeavour to see the property look its best, having the dam cleaned out and tidied up, removing some old internal fencing and very small yards, adding a culvert and gravel driveway to the front boundary to start! Along with these improvements, they also fully fenced the front boundary and added a gate, really improving the street appeal. There is also power connected on the block. (New Power board). This is great for those wishing to build a shed before their dream home! There are also all of the documents relating to a 'council approved' house plan relating soil test results, Form 15 etc available for any new buyers as well! (A saving of approximately \$7000.00)

The top part of the block welcomes you onto an expanse of level ground and encompasses a good acre and a half at least of the land area, a perfect place for a house and sheds, pool etc. There is approximately 40m of bitumen road frontage giving a number of options if dual access points are desired in the future. There are also no known easements affecting the block.

The balance is mostly fenced and is gently undulating down to the dam. The lower area of the block, where the dam is situated, was affected by the 2013 floods, but most of the area leading down to the dam and the large flat area at the front of the block, wasn't. The area of land at the back of the block would suit, a few sheep, a horse etc, and is a great area from which to just enjoy the country vistas and serenity.

As the soil in Bundaberg is amazing and you can grow just about anything, you could also become self sufficient here, with enough room for large gardens and trees of almost any variety. Rainwater tanks/bore and Septic will be needed, and power is connected on the block. Plan your permanent residence, or a lovely weekend here! Set, in the midst of quality homes, your asset is sure to increase in value, so not only do you have a good lifestyle on offer here, but, a great investment.

There is mail delivery and rubbish collection, to add to the conveniences this location offers.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$355,000

OPEN FOR INSPECTION:  
N/A



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