



FOR SALE

COUNTRY LIFESTYLE, CLOSE TO TOWN, BEACHES AND RIVERS!

To explain the blocks: LOT 4 HAS NOW SOLD! - L3 OR 459 Ferry Road - is still available.

This lot comprises of approximately 16.025 acres and being is offered for \$475,000 This is an amazing opportunity to purchase a 40 acre 'high and dry' block of land that has never flooded, has bitumen road frontage, easy access to power over the back boundary, small dam and is a stones throw from the shops, pub and school at Rosedale.

Becoming as rare as hens teeth, this block is also close proximity to Bundaberg (45 minutes to Bundy North- 55 minutes to the CBD), this block is sure to attract a lot of attention. The owner has held this land for many years and has enjoyed creating memories having family camp outs and enjoying fishing in Baffle Creek, which is an easy drive away. As noted already, the block is high and dry, yet with gentle undulation, making it easy to traverse by two wheel drive car or on foot, with many scenic country views to be enjoyed.

Some large elevated locations on the block offer expansive views, dramatic sunrises and sunsets can be enjoyed every day offering ever-changing outlooks over the surrounding countryside. (There are some views to Mount Maria). There are many possible positions to build your dream home and sheds upon and maybe pursue your off grid goals here as well.

Lot 3 vegetation maps comprise of mainly white zoning, with some light blue zoning and 'run off areas' that are to be considered. These days, if you have a dam, you will always have 'run off' areas regarding the vegetation mapping to be considered. The vegetation mapping for this block, make it very usable for grazing stock and enjoying some natural bushland and privacy.

The owner has recently spent significant time clearing old re-growth (mainly scrub wattle) and cleaning up both blocks, organising the property 'ID's' and installing new letterboxes.

With bitumen road frontage, mail delivery, school bus and being so close to the town of Rosedale, even though you feel as though you are really living the country life.. school, pub, cafe, mechanic, hardware and general store / post office are not far away. The Rosedale pub has been a regular place for the current owners to go and enjoy a meal on long weekend 'camp outs' and has a family friendly atmosphere. Approximately 55 minutes to the Bundaberg CBD

0 BED | 0 BATH | 0 CAR

PRICE:
\$470,000

OPEN FOR INSPECTION:
N/A



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