



# FOR SALE

## YOGI SHARMA DELIVERS EXCEPTIONAL RESULTS IN ACREAGE PROPERTY SALE

Discover the incredible potential at Lot 2 Dreyer Road, Eagleby – a vast 11.38-hectare property situated at the top of the road, offering stunning views and peaceful surroundings. Nestled along the scenic banks of the Albert and Logan Rivers, this property is perfect for those seeking a rural lifestyle with easy access to essential amenities. With breathtaking natural surroundings, it provides a perfect balance between tranquillity and convenience. The property benefits from a reliable water supply from three dams, making it an ideal location for various rural pursuits.

### Property Overview:

This property offers a rare combination of privacy, rural charm, and convenience. Whether you're looking for farming opportunities, equestrian facilities, or simply a vast canvas to create your dream home, this property delivers.

### Main Dwelling:

The primary residence is a low-set timber-clad home featuring two bedrooms and one bathroom. The living and kitchen areas are fitted with practical finishes such as vinyl and laminate, while the sunroom and deck provide comfortable spaces for relaxation. Although modest in condition, the home offers the potential for modernization or expansion to suit your lifestyle needs.

### Improvements:

The property is ready to support farming, equestrian, or hobbyist endeavours. Key features include:

- 13 Outbuildings: Ranging in size from 6m to 21m, providing ample storage or workspace for machinery, vehicles, or farming equipment.
- Water Infrastructure: Pumps have been installed to supply water from the three dams on the property, ensuring a reliable year-round water source.
- Gravel Driveways and Paths: Providing convenient access to all areas of the estate, including hardstand areas for parking or storage.
- Farming & Equestrian Facilities: Includes horse stables, cattle yards, and nursery pads, catering to a wide range of agricultural activities.
- Proximity to Public Boat Ramp: Just minutes away, ideal for boating enthusiasts seeking easy access to fishing, kayaking, or enjoying the scenic surroundings.

2 BED | 1 BATH | 1 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A



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Lot 2 Dreyer Road , **EAGLEBY**



**Areas:**  
 Covered Deck : 13m<sup>2</sup>  
 Garage: 24m<sup>2</sup>  
 Living: 70m<sup>2</sup>  
**Total 107m<sup>2</sup>**

This floorplan is not to scale; measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.