



# FOR SALE

## 637 SQM ELEVATION BLOCK, VIEWS, 300M BEACH & BOAT RAMP- \$130K

637 SQM ELEVATION BLOCK, VIEWS, 300M TO BEACH AND BOAT RAMP, MOSTLY CLEARED, RAINFOREST AT BACK, CLOSE TO CBD- BE QUICK \$130k

### THE BLOCK

Imagine waking up to the fresh ocean breeze and panoramic views every day with this rare elevated block at Coquette Point. Spanning 637m<sup>2</sup>, this incredible piece of land is just 300m walk from Coquette Beach and boat ramp, offering the ultimate coastal lifestyle while being only a short 5-minute drive to Innisfail CBD.

Set in a stunning natural landscape, this block backs onto lush rainforest, providing absolute privacy and a habitat for local wildlife, including cassowaries and wallabies, right in your backyard. It's an ideal location for nature lovers seeking a serene lifestyle close to all the conveniences of town living.

Build your dream home here and enjoy sweeping ocean views on one side and captivating town and river vistas on the other. The block is mostly cleared, making it ready for construction, with mains power nearby for hassle-free planning.

You'll also benefit from regular services like garbage collection and school bus routes, ensuring everyday comfort.

Rates are a reasonable \$1200 per ½ year. Adjacent properties utilise rain water and septic tanks.

With its enviable location, peaceful surroundings, and proximity to the beach, this block presents a unique opportunity to create your own sanctuary.

Priced affordably at just \$130k, this won't last long. Whether you're looking for a permanent residence or a weekend getaway, this is your chance to secure a slice of paradise.

Act fast, and let your dream home take shape in one of Far North Queensland's most beautiful coastal communities!

### ABOUT COQUETTE POINT & BEACH

The Johnstone River flows into Gladys Inlet, with a 300m-wide entrance and tidal shoals extending up to 1 km seaward. Three beaches are located at the river mouth: Flying Fish Point to the north, Coconut Bay Beach inside the inlet, and Coquette Point Beach to the south. Coquette Point Beach, undeveloped and tranquil, features finer sand and a wide beach face with tidal shoals exposed at low tide.

0 BED | 0 BATH | 0 CAR

### PRICE:

637 SQM BLOCK, VIEWS, 300M BEACH & BOAT

### OPEN FOR INSPECTION:

N/A



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