



FOR SALE

23 ACRES NEAR ROCKHAMPTON

Welcome to 236 Mt Usher Road. In the one family since the 1850s, this 22.8 acre property is across two titles of vacant freehold land with one set of rates.

There is bitumen road access and electricity on the property. All neighbouring properties have bores. While there is no equipped bore on this property, there may be a historical well or bore.

While this sale is considered vacant land, there is also a dilapidated house on the property. Fencing on the property boundaries is in various states of disrepair.

This property is comprised of two lots with one set of rates, being L1 MPH25941 & L1 MPH4110, totalling 9.23 hectares or 22.8 acres.

This is an excellent opportunity to obtain a large and beautiful property just a short drive from major shopping centres, hospital, airport, and other services, at an affordable price.

Please see the map regarding vegetation status - Parts of the property are category X (white) and can be cleared. Other parts are classed as category C (light blue) 'high value regrowth' and can be cleared for exempt purposes (fencing, building, risk management, removal of declared weeds) in compliance with the following code of practice from the Department of Resources: Managing Category regrowth vegetation accepted development vegetation clearing code https://www.resources.qld.gov.au/_data/assets/pdf_file/0007/1446910/infrastructure-clearing-code.pdf

The land is vacant and can be viewed by prospective buyers after contacting the agent.

There are not many properties of this size available for sale in close proximity to Rockhampton and the Capricorn Coast.

Submit serious firm offers by copying this link to your browser:
<https://myatrealty.com/v2/properties/129487/listings/64319/submitofferform>

0 BED | 0 BATH | 0 CAR

PRICE:

Offers Over \$249,000

OPEN FOR INSPECTION:

N/A

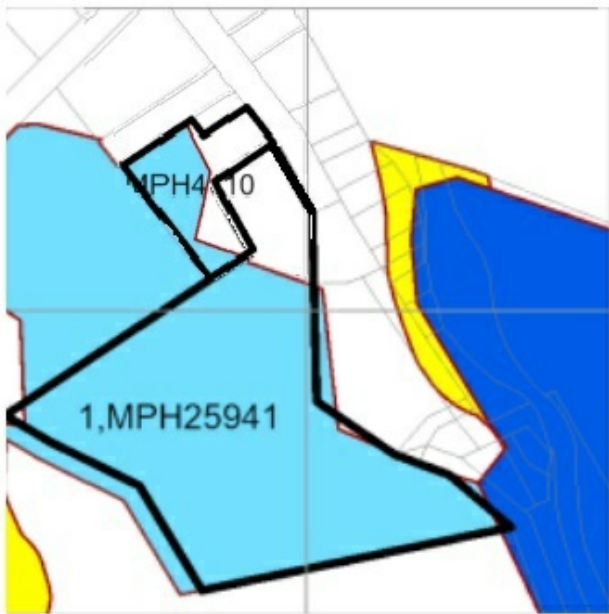


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- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan



- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

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.