730 KUMBIA ROAD, ELLESMERE, QLD, 4610



SOLD

SPRAWLING 7.4 ACRE BLOCK WITH HILLS ASPECT - READY TO BUILD

Embrace the serenity of rural Queensland living on this sprawling 2.977-hectare (7.35-acre) property in the peaceful locality of Ellesmere. This rare offering presents an exceptional opportunity to own a slice of the picturesque South Burnett Region, complete with a modest one-bedroom dwelling.

Nestled against the backdrop of the stunning Stuart Range, this fully-fenced property captures the essence of country living while maintaining modern connectivity. The gently undulating terrain offers spectacular hill aspects, providing the perfect canvas for your future rural retreat or hobby farm dreams.

The existing dwelling/ cargo containers, while modest with one bedroom, provides a comfortable base from which to plan your future development aspirations (subject to council approval). Modern conveniences haven't been overlooked, with the property ready to be equipped with broadband internet and Pay TV access, while already being connected to mains power, ensuring you stay connected while enjoying the tranquil countryside.

Key Features:
• Generous 2.977 hectares (7.35 acres) of usable land
• Fully fenced perimeter for security and livestock
• Existing one-bedroom dwelling
• Connected utilities including power
• Stunning hills aspect with views of the surrounding landscape
• Level areas ideal for future building projects (STCA)
* Generous sized dam

The property's location offers the perfect balance of rural serenity and accessibility. Situated in the heart of the South Burnett Region, Ellesmere is characterized by its productive agricultural land, with a mix of grazing properties and crop cultivation. The area's rich soil and favorable climate create ideal conditions for both farming and lifestyle pursuits.

This remarkable block is positioned along Kumbia Road, providing excellent access to surrounding amenities. The nearby town of Kumbia offers primary education at Kumbia State

1 BED | 1 BATH | 0 CAR

PRICE:
$312,500

OPEN FOR INSPECTION:
N/A



Troy Schultz
0422225135
troyschultz@atrealty.com.au
troyschultzrealty.com.au