



**SOLD**

## TWO LOTS FOR THE PRICE OF ONE

Please contact Chris Gablonski directly, as lead agent Julian is currently unavailable.

Located in Baralaba, this is your opportunity to purchase two adjoining lots with a total of 1225 square metres, being sold together as a single property. If you find you only need one, there's always the option to sell the other.

These residential house blocks are flat, cleared of major vegetation, free of any covenants or restrictions, and both serviced by separate electricity and water connections. Rates are currently charged by council as one property only.

FLOOD FREE thanks to flood mitigation measures surrounding the town. See councils flood study on their website for full details.

Strong NBN service and Telstra and Optus phone reception is present.

There is only one neighbour, and town is just a short stroll along a lovely wide street.

Baralaba serves as a key hub for workers involved in nearby industrial developments. With its close ties to major industries like agriculture, mining, and tourism, Baralaba is crying out for development such as cabins for drive-in-drive-out workers.

As a key hub supporting surrounding industry and approximately 2000 people, the town features essential amenities including grocery store, service stations, a P-10 primary school, sporting facilities new tennis courts, a police station, coffee shop, post office, Queensland health service, churches, a bowls club, a Stihl dealership, newsagent, Home Hardware, multiple playgrounds, and even a racecourse.

With freshly maintained bitumen roads into town, and enviable country charm, Baralaba is a popular stop for tourists and grey nomads year-round, especially for Blackdown Tableland National Park, the Baralaba historical village, and the wide waters of the Dawson River. Baralaba proudly hosts annual events such as the Saratoga Fishing Championship on the Dawson River, and a famous campdraft.

Banana 30 minutes

0 BED | 0 BATH | 0 CAR

PRICE:  
\$55,000

OPEN FOR INSPECTION:  
N/A



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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.