



**SOLD**

## SPRAWLING 5028SQM BLOCK - PRIME CUNNAMULLA LOCATION

Embrace the opportunity to own a generous slice of Queensland's iconic outback in historic Cunnamulla. This expansive 5,028 square meter block of residential land on Wicks Street presents an exceptional canvas for your dream home or investment venture in one of South West Queensland's most characterful towns.

Positioned within the heart of the Murray-Darling basin, this substantial parcel of land offers the perfect foundation to create your ideal outback lifestyle. The block's impressive dimensions provide ample space for a grand homestead, with plenty of room left over for extensive gardens, workshops, or whatever your heart desires.

The property's location in Cunnamulla places you at the crossroads of adventure and convenience. Situated where the Mitchell Highway meets the Balonne Highway, you'll enjoy excellent connectivity while maintaining that cherished country town atmosphere. The reliable Warrego River flows through town, adding to the region's natural appeal and supporting the area's agricultural heritage.

Local amenities include:

- Art gallery and a tourist information centre
- Public swimming pool and showground
- Modern library facilities
- Primary and secondary education options
- Essential services including primary healthcare facility and visiting specialists
- Artesian Basin Hot Springs

The Cunnamulla lifestyle offers a perfect blend of rural charm and practical amenities. The town hosts the annual River Lights Festival, while the local community enjoys a variety of sporting facilities and cultural activities throughout the year.

The climate presents ideal conditions for outdoor living, with abundant sunny days and mild winters. The town's sophisticated flood management system, including an 11-meter high levee, provides peace of mind for residents, while the semi-arid climate creates perfect conditions for outdoor entertainment areas and native gardens.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$45,000

OPEN FOR INSPECTION:  
N/A



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