



**SOLD**

## SORRY I AM SOLD AWAITING SETTLEMENT!!

Welcome to Lot 5 Ayers Rock Road, Cypress Gardens. This private retreat is set on 8.01 hectare/19.79 acres, and is located just 20 minutes from Millmerran and offers the perfect setup for off-grid living, a peaceful weekend escape, or the ideal location to build your dream home.

Positioned just off the Gore Highway with bitumen road frontage and power available, this hidden gem is easily accessible yet incredibly private. Set back from view, you'll find a brand-new tiny home featuring a shower and toilet (not yet connected to septic), giving you the flexibility to relocate it anywhere on the block.

### Property Features:

- \*8.01 hectares/19.79 acres
- \*20ft container
- \*Brand new tiny home – Please note this is not council approved
- \*Dam with plenty of water
- \*Caravan with shelter - great for extra storage
- \*Many 1000-litre IBC water tanks
- \*Bitumen road access – no dusty tracks
- \*Thunderbox toilet
- \*Vegetation Maps are available – this block is predominately Category B Remnant vegetation (7.92 hectares) with .09 hectares classed as Category X
- \* Rates are approximately \$1,331.42 annually and are subject to change.

Whether you're keen to live more self-sufficiently or just want an easy weekend getaway, this place ticks all the boxes. It's affordable, practical, and full of potential. A great chance to grab your own slice of the countryside and create the lifestyle you've been dreaming about.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$220,000

OPEN FOR INSPECTION:  
N/A



**Liz Armstrong**  
0421572371  
liz.armstrong@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)