



# FOR SALE

## EL CHEAPO, LESS THAN AN HOUR AND A HALF TO NOOSA.

Please contact Chris Gablonski directly regarding this property, as lead agent Julian Gregson is currently unavailable.

Here's a cool opportunity for someone who is looking to get into the property market at an affordable price, while remaining central to major towns.

One quarter of an acre (1012m<sup>2</sup>) of Freehold land located in the heart of Goomeri.

The lot is mainly cleared. There are a few bushy trees and lantana at the front and down the back.

Power and telephone to the block, full Optus and Telstra phone coverage, and NBN is available. There is no town water connected.

This is a sloping block, as are many lots in Goomeri. This will not prevent a home from being built. A 1-bedroom home two doors up, on a steeper part of the hill just sold for \$355,000.

Outlook to the west has views across bushland towards Boat Mountain. Outlook to the east is towards mixed ironbark grassland, which is Unallocated State Land (2.5 acres - for those with horses etc, it could be possible to lease through the state - application fee \$325 - you must make your own enquiries:

<https://www.qld.gov.au/environment/land/state/application/forms/services/purchase-or-lease-state-land>).

With easy access to the Burnett and Bunya Highways, Murgon (16km) Kingaroy (64km) and Nanango (60km) and Gympie(75km), are all within comfortable driving distance, and many locals commute to these towns for work.

Goomeri is friendly country town known for its pumpkin festival (which draws 50,000 visitors to town) and cafés, there's also a bakery, primary school, multiple service stations, police, and local shops (including a Foodworks).

0 BED | 0 BATH | 0 CAR

### PRICE:

Offers From \$135,000 Considered

### OPEN FOR INSPECTION:

N/A



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