



FOR SALE

PRIME LAND - CLOSE TO TOWNSVILLE

Lot 11 RP 705 957

Zoning: Medium Impact Industry.

Area: 1.5ha 15,000m² (3.7 acres)

Land in Roseneath without bitumen road & 3 phase power is selling for \$77 m²

Do the numbers. 15,000m² x \$77 = \$1,155,000. Plus big shed, plus caretakers unit, plus hardstand, plus 3 phase power, plus solar, plus bore, plus 75,000 litres rainwater storage tank. A great buy at offers over \$900,000

Shed 24m x 14m x 4.6m. Adjoining workshop 9m x 14 with 2 x 6m lockable containers. Adjoining back skillion roof 25m x 7m x 4.6m Total covered drive through 21m. Shed total under roof 660m². 12m x 6.8m separate bedroom, separate bathroom, combined kitchen lounge room, fully air-conditioned and full length verandah transportable unit. Approx. 2,000m² of Hardstand, gravel road access. Fully fenced.

84m of creek frontage. Bore. 75,000 litres rainwater storage tank. Solar Power 5kw 20 panels.

1 BED | 1 BATH | 10
CAR

PRICE:

Offers over \$900,000

OPEN FOR INSPECTION:

N/A

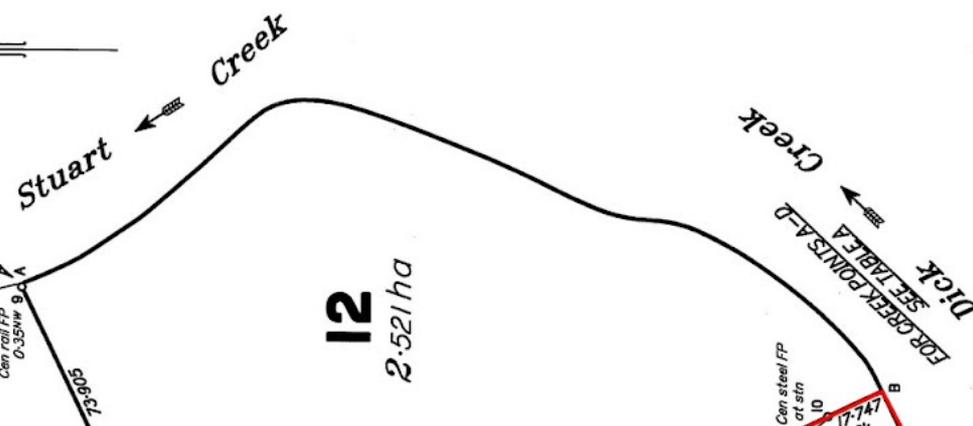
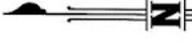


Ken Entriken

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REFERENCE MARKS

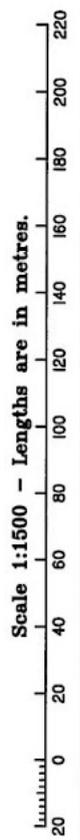
STN	TO	ORIGIN	BEARING	DIST
1	OIP	IS182678	219°14'44"	6.463
2	OIP	RP717007	154°39'40"	1.006
3	Bolt in HW		56°34'25"	24.11
4	Spike in bit		358°22'40"	5.72
5	OIP	IS74797	110°22'	1.974
7	OIP		334°39'40"	1.0
8	OIP		348°26'20"	6.184
10	OIP		8°37'20"	2.48
12	OIP		137°36'20"	2.23

TABLE A
CREEK POINTS

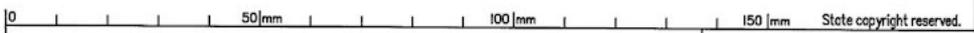
BEARING	DISTANCE
153°37'50"	23.221
145°44'	19.143
139°31'40"	14.474
135°01'30"	17.808
142°10'	11.418
161°36'50"	15.706
189°53'25"	16.444
200°36'10"	39.907
204°28'	35.192
192°03'50"	31.207
209°03'10"	20.805
218°23'30"	23.233
229°16'20"	23.376
244°01'20"	5.365
244°01'20"	12.924
257°55'10"	26.795
262°20'30"	28.476
268°38'40"	15.078
268°38'40"	10.814
258°21'30"	23.235
261°30'20"	24.86
284°00'20"	3.936

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
2-OPM (new conn)	EP1861	275°02'20"	39.183	91561	Standard



I, Dale Ian ATKINSON hereby certify that the land comprised in this plan was surveyed by Ian Wayne FRIEND, Surveying Associate, for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and



Plan of Lots 2, 11 & 12

Scale: 1:1500
Format: STANDARD

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.

Cadastral Surveyor
Date 20/09/2025

LOCAL GOVERNMENT: Townsville City
Meridian: IS182678

LOCALITY: ROSENEATH

Survey Records: No



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