

FOR SALE

POTENTIAL! POTENTIAL! 6.2 ACRES - ROSENEATH

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62 BOUGAINVILLE STREET, ROSENEATH
Lot 12 SP 358 266
Zoning: Medium Impact Industry
Area: 2.521ha - 25,000m² - (6.2 acres)
Land in Roseneath without bitumen road & 3 phase power is selling for \$77 m²
Crunch the numbers. 25,000m² x \$77 = \$1,925,000 Plus Shed, plus 3 phase power, plus pumping licence from creek. A great buy at offers over \$700,000
2 Bedroom transportable dwelling under roof 128m².
Shed 15m x 10m.
Cattle yards.
3 Phase Power.
Fully fenced into 2 paddocks. Lots of cool shady trees.
Creek frontage 200m plus licence to pump from creek. Power outlet near Creek.
A very relaxing atmosphere to keep racehorses. Happy horses win races.
Offers over \$700,000

2 BED | 1 BATH | 2 CAR

PRICE:
Offers over \$700,000

OPEN FOR INSPECTION:
N/A

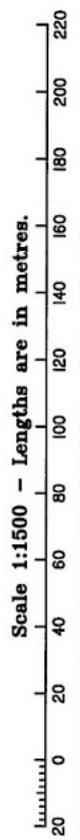
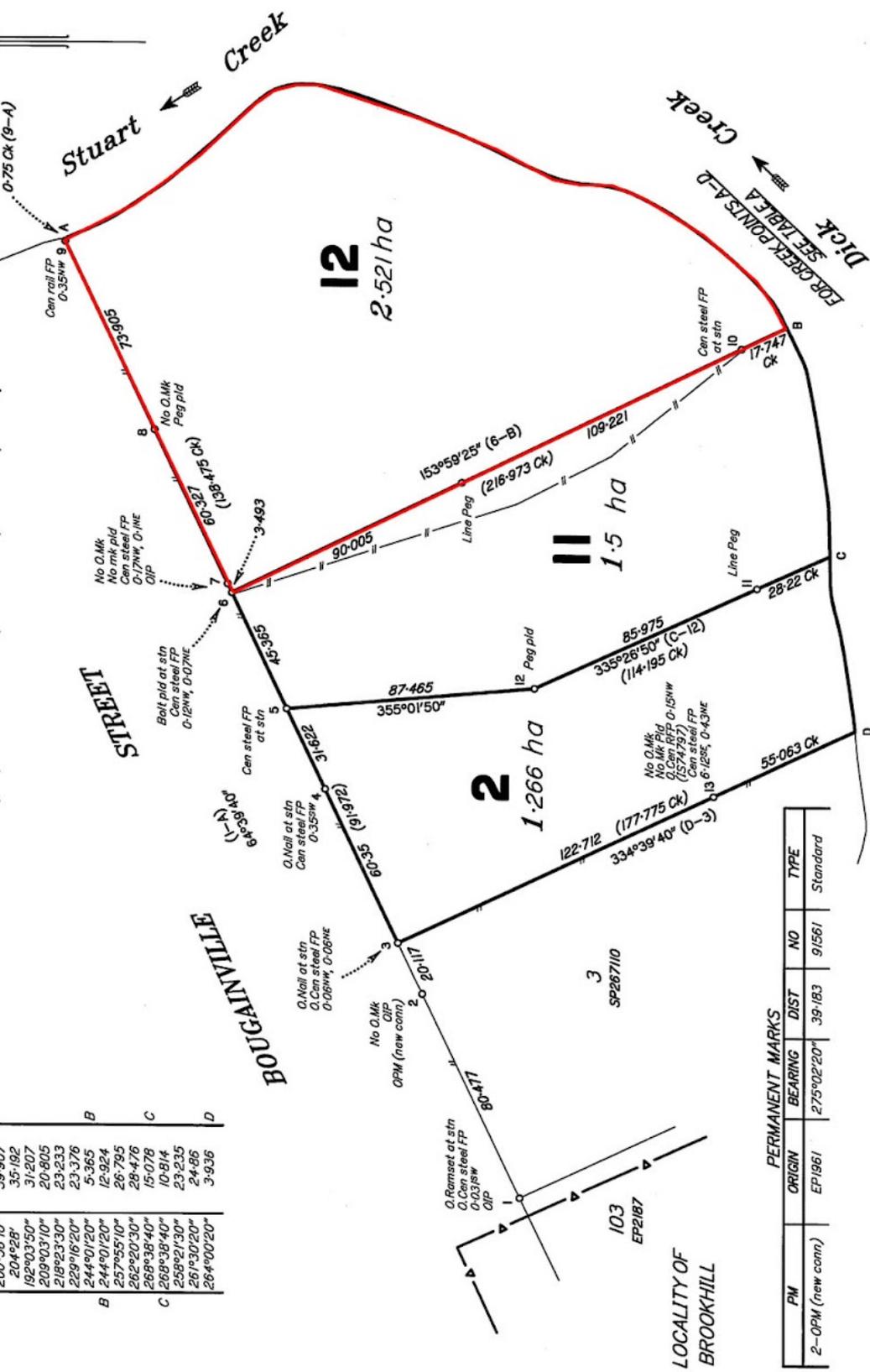


Ken Entriken
0419689498
kenentriken@atrealty.com.au
www.atrealty.com.au

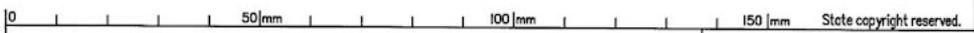


STN	TO	ORIGIN	BEARING	DIST
1	OIP	IS182678	219°14'44"	6.463
2	OIP	RP717007	154°39'40"	1.006
3	Bolt in HW		56°34'25"	24.11
4	Spike in bit		358°22'40"	5.72
5	I Pin	IS74787	110°22'	1974
7	OIP		334°39'40"	1.0
8	I Pin		348°26'20"	6.184
10	I Pin		8°37'20"	2.48
12	I Pin		137°36'20"	2.23

TABLE A	CREEK POINTS	BEARING	DISTANCE
A		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
B		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
C		268°38'40"	10.814
		258°02'130"	23.235
		261°30'20"	24.86
		284°00'20"	3.936



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



Ken-Enriken
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