



FOR SALE

BLANK CANVAS OR HOME BASE YOUR CHOICE

This 3.6-hectare (9 acre) block of land is waiting for someone to come along and turn it into a lovely acreage property and somewhere to call home. The property has some regrowth over it at present but it is able to be cleared as per the government regulations.

Maybe leave it as is and build your home and remain private or clear the regrowth and run a few livestock, the choice is yours.

The land is gently sloping and there is a dam located in the perfect place to harvest any runoff which may occur. The property is located approximately 14km's from Tiaro and 22 km's from Maryborough all on a sealed road.

Improvements include a 3-bay shed with one of the bays converted to casual living. 3 rainwater tanks and power is provided by solar panels. The property is fenced but this will need repairs.

There is a possibility of being able to subdivide the block into 2 but this would be STCA. If you have been looking for affordable acreage well this may suit.

For all enquires please get in touch with Phil Edmunds.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

0 BED | 0 BATH | 0 CAR

PRICE:
\$375,000

OPEN FOR INSPECTION:
N/A



Phil Edmunds
0428217073
philedmunds@atrealty.com.au
www.atrealty.com.au