








# FOR SALE

## PEACE, RURAL PRIVACY & SCENIC VIEWS

Discover a rare opportunity to secure a premium rural-residential lifestyle in the heart of the Mary Valley. This exclusive 10-lot development offers blocks over 1 acre, each designed to provide a serene, elevated living environment, complemented by covenants that maintain high building standards.

The lots are east-to-west facing, capturing stunning views over the Mary River and stretching towards Cooroy, Pomona, and the Noosa Hinterland. Perfectly positioned, these blocks provide convenient commuting options with access to the Sunshine Coast in under 45 minutes and Brisbane in as little as 90 minutes.

Nestled within the sought-after Mary Valley, residents enjoy proximity to charming towns such as Imbil, Kandanga, and Amamoor, offering both lifestyle and convenience. With the Sunshine Coast's continued expansion into this area, these properties represent exceptional growth potential. Opportunities of this nature south of Gympie are increasingly rare, making River Bend Rise a truly lucrative and hard-to-find lifestyle investment.

Lot 2 – 4,050 m² (PRICE - $490,000)
- Mostly flat and easy to build on with a long, level entry.
- Additional privacy at the rear boundary.
- Stunning views across the Mary River and beyond.

There really is so much to take in across these excellent parcels of land and a taste for all buyers without sacrificing on space, privacy, views and location. Get it touch today and we'd be delighted to show you across the development sites.

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

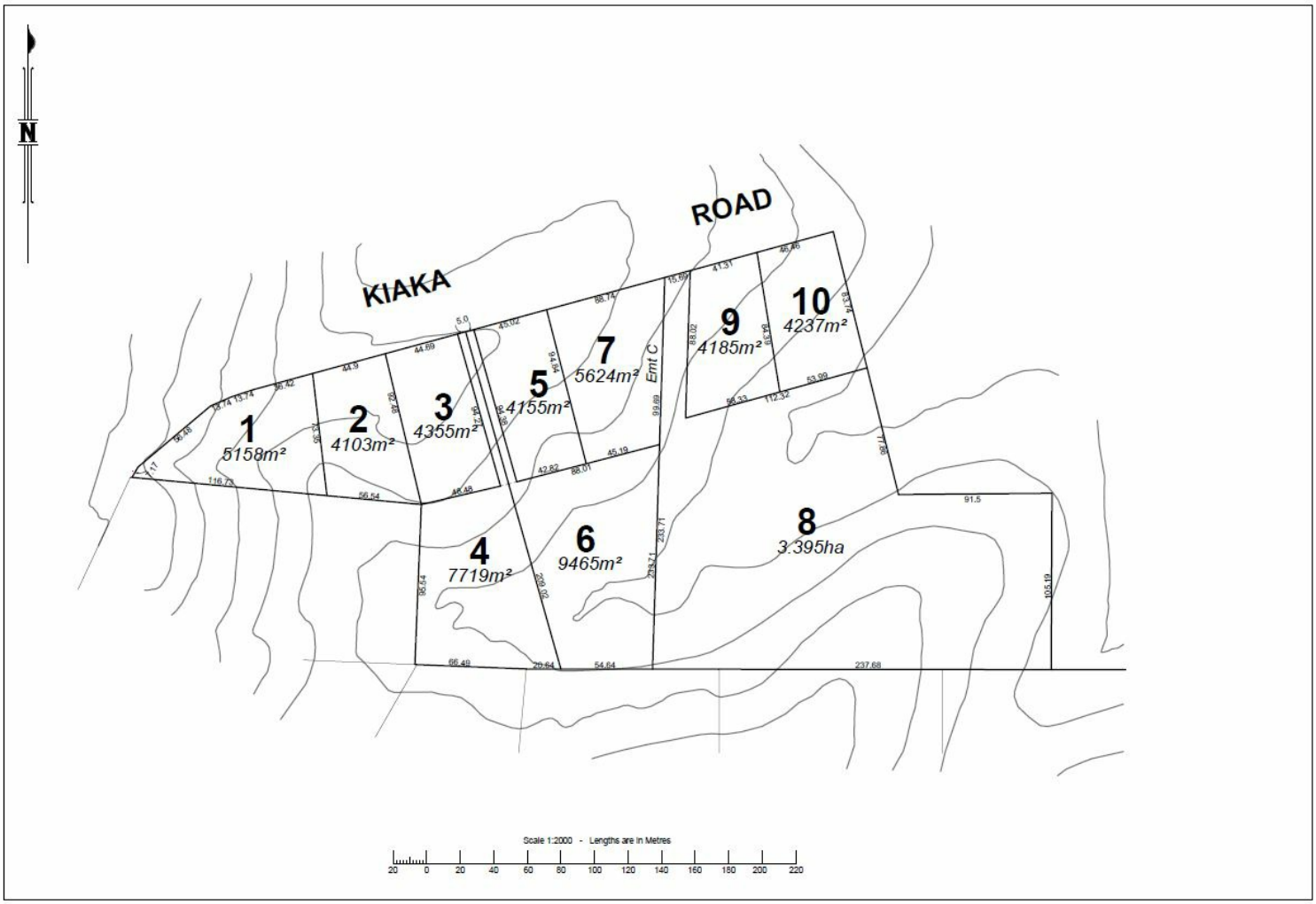
## 0 BED | 0 BATH | 0 CAR

PRICE:
$490,000

OPEN FOR INSPECTION:
N/A



**Daniel Engeman**
**0423293834**
daniel.engeman@atrealty.com.au
Engeman Realty




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.

**Daniel Engeman**
**0423293834**
daniel.engeman@atrealty.com.au
Engeman Realty