



**SOLD**

**9646M<sup>2</sup> | CREEK | VIEWS | POWER & WATER AVAILABLE | FENCED , NEAT AND TIDY- \$195,000**

9646m<sup>2</sup> | Creek | Views | Power & Water Available | \$195,000

Offered for the first time after long-term family ownership, this beautifully maintained acreage presents a rare opportunity to secure a versatile lifestyle block in a tightly held rural setting.

Set on approximately 9,646m<sup>2</sup> of fully usable land, the property is a true blank canvas with all the essentials in place—ready for you to build, create, and enjoy.

#### Property Highlights

- Expansive, level block with panoramic mountain and countryside views
- Permanent freshwater creek flowing through the property – ideal for lifestyle enjoyment and livestock
- Established tropical fruit trees adding charm and practicality
- Fenced paddocks – perfect for animals or hobby farming
- Mains power and town water available at the boundary for easy connection
- Affordable council rates (approx. \$1400 approx per half year)

#### Endless Possibilities

- This property offers exceptional flexibility and would suit a wide range of buyers, including:
- Lifestyle buyers seeking space, privacy and a peaceful rural outlook
- First-time acreage buyers wanting an affordable entry into rural living
- Families looking to build their dream home with room for kids, animals and gardens
- Hobby farmers or horse enthusiasts needing usable land and water access
- Investors or land bankers recognising the long-term value of quality rural land
- Buyers seeking a weekender or retreat to escape the hustle and reconnect with nature

#### Location & Lifestyle

Enjoy the perfect balance of tranquillity and convenience, with easy access to nearby townships including Cardwell and Tully, while surrounded by some of North Queensland's most scenic

**0 BED | 0 BATH | 0 CAR**

**PRICE:**  
\$180,000

**OPEN FOR INSPECTION:**  
N/A



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SURVEY PLAN

Sheet 1 of 1

Land Title Act 1994; Land Act 1994  
Form 21 Version 3

Reference Marks

Stn	To	Origin	Bearing	Dist
1	OIP	RP743489	304°37'40"	1.05
2	OIP under conc	RP743489	124°37'40"	1.055
3	Star pkt (flush)		217°33'	3.255
4	OIP	RP743489	219°09'	0.949
5	OIP	RP743489	295°37'40"	1.1
6	Pin		282°08'	1.455
7	OIP	RP743489	104°40'40"	0.692

Permanent Marks

PM	Origin	Bearing	Dist	Nº	Type	
1-OPM	SP211111	151°13'40"	4.3.81	168877	C	New conn
5-OPM	SP119547	286°45'10"	393.95	123120	C	New conn

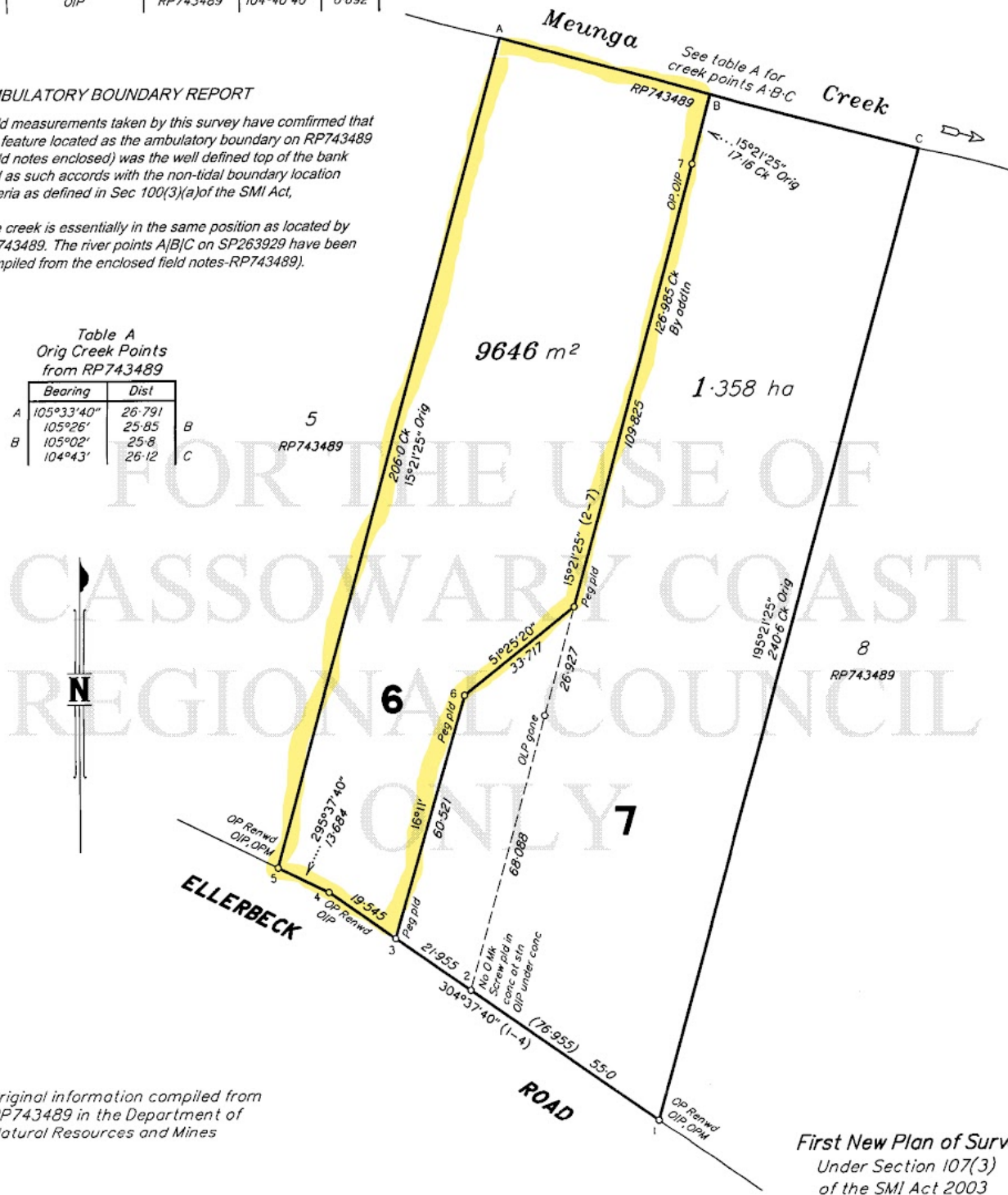
AMBULATORY BOUNDARY REPORT

Field measurements taken by this survey have confirmed that the feature located as the ambulatory boundary on RP743489 (field notes enclosed) was the well defined top of the bank and as such accords with the non-tidal boundary location criteria as defined in Sec 100(3)(a) of the SMI Act.

The creek is essentially in the same position as located by RP743489. The river points A|B|C on SP263929 have been compiled from the enclosed field notes-RP743489).

Table A  
Orig Creek Points  
from RP743489

	Bearing	Dist	
A	105°33'40"	26.791	
	105°26'	25.85	B
B	105°02'	25.8	
	104°43'	26.12	C



Original information compiled from RP743489 in the Department of Natural Resources and Mines

First New Plan of Survey  
Under Section 107(3)  
of the SMI Act 2003

0 50m 100m 150m State copyright reserved.

I, Glen Russell Fredrick Turton hereby certify that the land comprised in this plan was

Plan of Lots 6 & 7

Scale: 1:1000

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.

and that the said survey was completed on 24/6/2014  
*[Signature]*  
Jean Laterre  
0437696969  
18/7/2014  
Date

LOCAL Cassowary Coast  
GOVERNMENT: Regional Council LOCALITY: Carruchan  
Meridian: Of RP743489  
Survey Records Yes



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