# 98 MCCLYMONT ROAD, WATTLE CAMP, QLD, 4615

# SOLD

## AWESOME BLANK CANVAS

Offers From $260,000 Considered.

This quiet, flat, flood-free 5.46-acre (2.21 hectare) bush block in the heart of the South Burnett offers a great opportunity to build, invest, or simply enjoy a more relaxed outdoor lifestyle, while still being close to Kingaroy.

Positioned on a peaceful street with very little traffic, the property gives you that rural feel without being isolated. It's an easy drive to Kingaroy, Nanango and Gympie, with major services, schools, shopping and everyday essentials all within comfortable reach.

The block itself is a blank canvas. Flat, usable land with a mix of native bush, giving you the option to clear, build and shape it how you want over time.

Key features:
• Approx. 5.46 acres (2.21 hectares) of flat, rural residential land
• Quiet street with a peaceful setting
• Native bushland with a mix of ironbark and gum species
• Flood-free and easy to build on
• Bitumen road access
• Power available at the boundary
• School bus pickup, mail delivery and rubbish collection
• NBN and mobile phone coverage available

Blocks like this are getting harder to find, especially at this price point while being so close to a major centre, the coast, and SEQ. Whether you're looking to build a home, hold as an investment, or just secure a piece of land for the future, this is a solid option.

Don't miss your chance to secure your own slice of the South Burnett.

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

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PRICE:
$261,500

OPEN FOR INSPECTION:
N/A

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