

**107, Burke Developmental Road, Dimbulah, Qld
4872**



Lifestyle For Sale

Saturday, 4 November 2023

107, Burke Developmental Road, Dimbulah, Qld 4872

Bathrooms: 1

Area: 8 m2

Type: Lifestyle



Mareeba Property Office

\$520,000

Situated on the outskirts of Dimbulah with quality soils, some fencing, a small dam, and a large steel framed shed with bathroom and toilet bay - this 8.72ha (21.54 acre) parcel of land has the makings of a wonderful rural lifestyle property, with the added flexibility of farming potential. With 450m of Eureka Creek frontage, 20ML of water allocation, arable soils, 300 established Lime trees and approx. 14 acres of flat and arable land in total - this property is full of opportunities! The shed is situated high on the banks of Eureka Creek, has some fabulous views over the holding dam out toward the surrounding mountain ranges, whilst at the same time offering privacy and a rural aspect. Permanent water is supplied to the property by an electric pump, and rainwater is stored in a 22,500L poly tank. The property sale is made up of two titles: • Lot 107 on SP148960 - 6.97ha (17.22 acres) Freehold • A/AP22406 - 1.75ha (4.32 acres) Primary Production Term Lease

Property features include: • 15m x 8m high clearance Colorbond shed with concrete floor, power and water • Internal partitions with bathroom/toilet, multiple rooms, mezzanine floor and external balcony • Approx. 300 Lime trees + associated irrigation infrastructure and pumps • Dam (approx. 1ML) with small deck • 20ML water allocation • Rates approx. \$3,000/year • Primary Production Term Lease Cost approx. \$325/year • Inventory includes Massey Ferguson 188 Tractor and Slasher

The Lime trees are currently leased and farmed by a local farmer, and more information is available upon request. If this is the opportunity you've been waiting for - the chance to own your own piece of land with farming potential in a rural setting awaits! Mareeba Property Office wishes you every success in your property search. If you would like further information or to arrange an inspection of this property, please call or email us today.