

# 127 The Boulevard, Theodore, Qld 4719



## Sold Residential Land

Saturday, 3 February 2024

127 The Boulevard, Theodore, Qld 4719

Area: 809 m2

Type: Residential Land



Karen Botha

**\$21,000**

If you are thinking of building a new family home or re-locating an existing house, don't miss the opportunity to inspect this terrific vacant block of land and stake your claim. Water supply & Power runs in front of this 809 m<sup>2</sup> block and it's fenced on 2 sides. Ideally located just a few minutes from the local show grounds, swimming pool, town centre, Hospital, Vet, post office, news agency, coffee shop, hairdresser, IGA, school and hotel. Theodore is located on the Dawson River and is the service centre for the important irrigation and agriculture industries located in the area. The main irrigated crop in the area is cotton. Dry land crops include wheat, sorghum and mung beans. And if you love fishing, you are going to love living in Theodore. Some of the fish species in the Dawson are Saratoga, golden perch (yellow belly), eel tail catfish, fork tail catfish, spangled perch, eel and banded grunter so make sure you bring your fishings rods. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the Seller/s or the Agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Property Code: 1381