

**12747 Carnarvon Highway, St George, Qld 4487**



**Acreage For Sale**

Saturday, 11 May 2024

12747 Carnarvon Highway, St George, Qld 4487

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 14 m2**

**Type: Acreage**



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**\$1,500,000**

Introducing "St George Riverfront Tourist Park" formerly known as "Kapunda Fishing Park" – an exceptional freehold 36-acre lifestyle block nestled along the picturesque Balonne River and just a short drive from St George. Boasting a myriad of possibilities, this property presents an enticing opportunity for a range of buyers. Whether you aspire to maintain its current use as a caravan park, investing in its expansion and enhancement, or envision it as a serene residential retreat with space for livestock, horses, and a bespoke new home (subject to council approval for change of primary use). Further, there's the prospect of subdividing the block into multiple blocks for development or sale (subject to council approval). The park currently features 32 powered and approximately 30 unpowered caravan sites, complemented by an amenities block, shop/office facilities, and scattered firepits for guests to use. The water resources include rainwater tanks and access to stock and domestic river water. Conveniently situated above the office/shop is a highset 3-bedroom residence, providing easy and quick access to the office/shop for the arrival of new guests. Thoughtfully placed tracks and a swing gate ensure ease of navigation and security within the park, while designated stopping bays and parking areas enhance accessibility.

**Residential Features:**

- 3-bedroom highset home with a bathroom and separate toilet
- Sunroom/office space
- Ceiling fans in the bedrooms
- One split system air conditioning unit in the residence
- Outdoor living space located downstairs
- Front veranda
- Internal and external stairwell
- Three garden sheds and additional larger shed which could be used as a carport and storage or just storage

**Caravan Park Features:**

- Office and shop space underneath the residences
- One split system air conditioning unit in the commercial area
- 32 powered sites, with 22 along/close to the riverfront and the 10 closer to the residence/amenities block
- Approximately 30 unpowered sites
- Multiple firepits scattered around the grounds for guest use
- Amenities block including a laundry room for guests, two toilets, and two showers with their own mini treatment plant
- Unmetered stock/domestic water supply
- 3-megalitre water allocation
- Treated river water system, including a 3-phase 2-inch pump and settling tanks (3x5000g)
- Untreated river water used for the grounds and sprinklers, with approximately 53 individual taps connected by underground poly pipe
- 5000L rainwater tank supplying the residence
- 5 general waste and 5 recycling bins collected each week (included in current rates)

Indulge in an entrepreneurial lifestyle amidst excellent panoramic river views and sprawling grounds. Enjoy the tranquillity of a secluded location, just moments away from the amenities of St George. "St George Riverfront Tourist Park" beckons its new owner with its abundant potential and has on offer an extraordinary investment and lifestyle opportunity.

**Zoning:** Rural and Rural Activity

Follow the link below to view a marketing video which was made for the caravan park around 3 years ago: <https://www.youtube.com/watch?v=-TWaPCt7KEs>

See below for the caravan park's current facebook page: <https://www.facebook.com/stgeorgeriverfronttouristpark/>

Don't miss out on this excellent opportunity, call Anna today on 0422 544 419 for more information or to book an inspection!