

# 1377 Glenlyon Road, Wurdong Heights, Qld 4680

AREA SPECIALIST

## Residential Land For Sale

Thursday, 13 June 2024

1377 Glenlyon Road, Wurdong Heights, Qld 4680

Area: 29 m2

Type: Residential Land



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## Expressions of Interest

Its Addressed: Claim your own piece of Australiana, keep it all for yourself or share it with others! This gorgeous property has been with the same family for almost 30 years and due to a change of circumstances is now presented for sale. With dual road access and stunning views from multiple sites to Boyne Island, Tannum Sands, North Gladstone and The Narrows, this property is only 10 minutes to the Gladstone Botanical Gardens and offers a unique development opportunity to the astute buyer as it is already surrounded by small acreage blocks from 2ha to 10ha. EXECUTIVE SUMMARY 29.69ha (just over 73 acres) Access from both Glenlyon Road and Toowell Road Wurdong Heights Elevated, accessible, rich fertile bushland with a seasonal creek Prepared house pad with fabulous views from the ocean to the mountains Large Shed 7 x 15m high clearance shed with awning and functional bathroom Generator Shed 3 x 4m heavily insulated, including a 10kba generator Open Horse Stable, timber with iron roof 10amp mains power and 3 phase power to shed 2 x 5000 Gal water tanks Septic waste 6ft Chain wire fence around the shed, enclosing approximately one acre There is also a well built dam at the west of the property, built in 1996 Neighboring only two other privately owned properties, then to the North and North East of the property is a reserve, ensuring uninterrupted ocean views Privacy and convenience with easy access to services, facilities, shopping centres and beaches, this property is a short 10 minute drive to the Botanical gardens and under 20 minutes to Boyne Island or Gladstone Central. The current owners were the first to reside in this area, whilst they initially did some clearing, built the sheds, dam and other improvements, much of the property is untouched beautiful Australian bushland spectacularly showcased in the golden hour photos. There is a rich history within the region of Chinese settlements, market gardens and gold mining. Gladstone is now known as one of the largest bulk commodity ports in the world, home to large scale industry, resources and energy, engineering and advanced manufacturing with a highly skilled workforce. Due to the nature of the property and recently announced industrial projects the owners are initially seeking expressions of interest from genuine buyers. Please contact Robyn Agius on 0419 216 364 or [robyna@areaspecialist.com.au](mailto:robyna@areaspecialist.com.au) for more information. For more Real Estate in Wurdong Heights contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.