

208 Emery Road, Baffle Creek, Qld 4674



Sold Lifestyle

Wednesday, 24 April 2024

208 Emery Road, Baffle Creek, Qld 4674

Area: 166 m2

Type: Lifestyle



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\$560,000

166.12 Ha of natural bushland close to Rules Beach and even closer to the Boat Ramp. This property is a rare find. It is one of the largest properties this close to the beach that isn't already an established farm. Emery Road is a quiet road that only accesses this property and 2 other properties, so no traffic unless they are actually coming to the property. A hidden gem of solitude and trees with great birdlife and native flora and fauna. There is approximately 45 acres of white zone plus a couple of smaller areas of white zone. In the largest area approximately 8 acres was re-cleared in the last 3 years. You can see from the improved growth of the vegetation in and around this area the soil is of better quality than usual in Baffle Creek. The loam is a darker grey to brown and a section of red soil. Originally the area was cleared to grow peanuts. The block has a range of soils some areas are rocky, some clay and a variety of sandy loam sections. The vegetation on the block is also varied some good ironbark and a variety of gums etc. Some of the larger trees would be suitable to be milled if required. From Emery Road there is a track that leads up to the cleared area and also a track runs along part of the fenced side to the right of the gate. Years ago, the property was fully fenced but the fencing has not been maintained but there would be enough to establish where the boundaries are. The long side of the property (where the gate accesses from Emery Road) has been fenced within the last 10 years and is in good condition, so if you wish to stock the property you would only need to do fencing on 3 sides. You can also access the property from Munchton Road - this access has not been maintained in the last 15 years but it is possible to re-establish access if preferred. The land is gently undulating and the cleared area is at close to the highest part of the property at the 30 mtr elevation. No risk of flooding on the block. The land does slope up from Emery Road, but most of the land is fairly level. In looking at the contour map (at the land between the block and the beach) the block is actually the highest elevation so catching the cooling sea breezes in the afternoon will be a certainty. There is a small dam on the property but, so far, I have not located it - it is only a small dam but had always held water well. The track to the dam has long since overgrown and it is remaining elusive at the moment. Baffle Creek is quiet but Emery Road is truly an even quieter section - peace, quiet and beautifully rural all within 5 minutes of the beach and boat ramps - what more could you ask for? Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.