

**230 Avocado Crescent, Captain Creek, Qld 4677**



**Sold Residential Land**

Friday, 20 October 2023

230 Avocado Crescent, Captain Creek, Qld 4677

Area: 16 m2

Type: Residential Land



Damien Gomersall



Shaun Vail  
0432332520

**\$400,000**

This 40 Acre property is dotted with eucalyptus trees and reflects the classic Australian bush block with an abundance of flora & fauna and just a short drive to the popular surf beaches of Agnes Water, it really is the best of both worlds with a mixture of country and coast lifestyle! The dwelling has a kitchenette, complete with off grid power with brand new system and batteries. There is a seasonal creek and natural billabong on the property, providing a secure water source if you were going to improve the property for livestock. There is an area clear and ready for a house, this could be your opportunity to build your own private sanctuary or hobby farm.

**PROPERTY FEATURES:**

- 16.01ha vacant bush block
- Building structure
- Solar, inverter/charger (48V) 3 kVA 1x Victron Multiplus 3kVA Inverter 48/8000 & 15 amp input plug for connection to the generator & to charge batteries
- 27.5 km to Agnes Water shops, medical, school & surf beaches
- 116 km to Bundaberg
- 118km to Gladstone
- School bus pick up & drop off for Agnes Water State school, Agnes Water Christian College schools, Rosedale State School
- Gladstone Council Waste Service available

Call Ray White Rural Agnes Water and speak to the Exclusive listing Agent Damien Gomersall on 0457 737 300 or Shaun Vail on 0432 332 520 to book in for an inspection.

**\*\*Every effort has been made to verify the correct details of this marketing although, neither the agent nor vendor, takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should make their enquiries to verify the information and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent.\*\***