

**29 St Ledgers Road, Branyan, Qld 4670**



**Lifestyle For Sale**

Wednesday, 22 May 2024

29 St Ledgers Road, Branyan, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

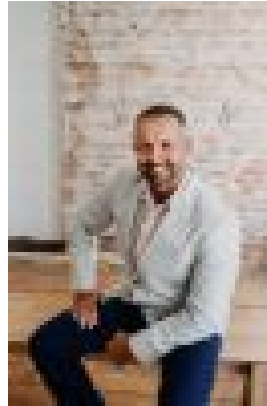
**Parkings: 6**

**Area: 52 m2**

**Type: Lifestyle**



Michael Nash  
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## Contact Agent

For a private viewing or all enquiries, contact Multi-Award-Winning Marketing Specialists Michael Nash & Corey Hay today- Phone: 1300 881 987.\*\*Property Highlights:\*\*- \*\*Prime Location:\*\* Situated just a short drive from Bundaberg's CBD.- \*\*Expansive Land:\*\* Spanning 52.9312 hectares with an unbelievable "825 meters of Burnett River frontage".- \*\*Rich Soil:\*\* Three terrace levels with high-quality alluvial soils, ideal for agriculture or horticulture.- \*\*Water Access:\*\* Creek running through the property, 4 x 2500L rainwater tanks, 1 x 2500L concrete tank, and a bore-fed lagoon.\*\*Residence & Outbuildings:\*\*- \*\*Historic Cottage:\*\* Original 3-bedroom weatherboard timber cottage with historical charm, expanded over the years.- \*\*Main Shed:\*\* 12 x 9 meters with four bays, plus an attached 9 x 5 meters garden shed on a concrete slab.- \*\*Animal Facilities:\*\* Internal fencing for easy animal movement, a 12 x 6 meters shed with half sealed and lined for small animals, and paddocks equipped with drinking bowls connected to underground water supply.\*\*Development Potential:\*\*- \*\*Multiple Titles:\*\* Property includes 4 title deeds, offering the potential for subdivision and immediate return on investment. - Lot 1. RP 84722 - 2514 m2 - Lot 12. C 3734 - 50.621 ha (125.08 acres) - Lot 1. RP 78340 - 2208 m2 - Lot 3. RP 78340 - 1.838 ha (4.54 acres)- \*\*Investment Opportunities:\*\* Ideal for creating a caravan park, resort with a golf course, tourist development, or Bundaberg's first prestige gated community with exclusive river access. (subject to council approvals)\*\*Lifestyle Benefits:\*\*- \*\*Agricultural Use:\*\* Perfect for horse lovers, cattle farming (capacity for 40 head of cattle), or other livestock.- \*\*Recreational Activities:\*\* Direct River access for water skiing and boating.- \*\*Tranquil Setting:\*\* Located on a quiet bitumen road, surrounded by small acreages and minimal residential development.- \*\*Community:\*\* St Ledgers Road features a peaceful, close-knit community with only two houses directly on the road.\*\*Additional Details:\*\*- \*\*School Bus Service:\*\* Conveniently located 290 meters from the property entrance.- \*\*Flood Information:\*\* Top terrace and property entrance remained flood-free during the 2013 flood.- \*\*Rates:\*\* Half-yearly rates at \$2,432.94.Zoning SMALL CROPS & FODDER - IRRIGATEDThis rare gem offers endless possibilities for development, investment, or a serene lifestyle close to the heart of Bundaberg. Don't miss this once-in-a-lifetime opportunity to own a unique piece of history and a vast stretch of prime land.\*\*Contact us today\*\* to explore this extraordinary property and envision your future here.\*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, mis description or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.