

344 Wills Road, Rosedale, Qld 4674



Lifestyle For Sale

Sunday, 26 May 2024

344 Wills Road, Rosedale, Qld 4674

Area: 64 m2

Type: Lifestyle



Sue Robertson
0439356272

\$490,000

Having the potential to be a very attractive property if someone wants to put in some work, these 160 acres (64.75ha) are priced accordingly and are located close to the country township of Rosedale and not far from a concrete boat ramp on tidal Baffle Creek. Mains power is connected to the property. Ranging between approx. 42m & 58m above sea level, the block is fully fenced (may need some attention) and has a good dam and two small dams. There are also two capped bores. The best thing is that the majority of the block is zoned white, meaning it can be cleared of vegetation as you wish. Sheep Station Creek runs through the property which has semi-permanent waterholes and would be a great area for picnics. Although there is a unused dwelling on the block and an open machinery shed from years gone by, there are plenty of house sites where you could build and get an attractive outlook. Mail is picked up at the post office in Rosedale and children can catch the school bus out front. Rates are approx. \$1,300 per year. Coles deliver to the area and Telstra mobile reception is good. Rosedale has a hotel, general store with fuel, hardware & post office and the pre-school to grade 12 state school. There is also a kindy. Approx. distances: Rosedale 4km, Bundaberg 62 km, Agnes Water 67km, Gladstone 131km and a boat ramp on Baffle Creek 19km. Copy and paste these co-ordinates 24 38 08.85 s 151 56 49.51 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :) Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.