

**4 Coast Road, Baffle Creek, Qld 4674**



**Sold Lifestyle**

Friday, 25 August 2023

4 Coast Road, Baffle Creek, Qld 4674

Area: 15 m2

Type: Lifestyle

**\$320,000**

Something that not many landholders in Baffle Creek can say is "Walk to the Shops". This property is located directly across from the shops at Baffle Creek. The block hasn't been recently cleared but there is a track into the block. There is a shared dam that is holding a good water year-round and quite a few natural waterholes in the water course that traverses the block. The front of the land is all flood free with elevations between 10 mtrs and 17 mtrs with a great site for a house. The land then falls to the natural water course that has many water holes. One of the water holes has a dam wall to increase the water holding. The land drops to 5 mtrs in the water course then rises back up to 13 mtrs elevation at the back right boundary. There is a large amount of building materials – the owner had planned to build a couple of cabins. There is a huge amount of the panels, many more than in the photos and as they are galvanised metal they have a good lifespan, if you have the ability to work with them the possibilities are endless. Fencing on the property has not been repaired in years but many posts and some wire remains in place – it would be repairable in a lot of areas. There is a single internal fence which would be approximately half way down the property – the internal fence is in poor condition. What is not to enjoy with less than 4 km to the boat ramp at Boat Ramp Road, 13 km to flat Rock picnic area and boat ramp, 15 km to the beautiful Rules Beach and 87 km to Bundaberg. All of that and still just pop across the road for the Convenience Store, Takeaway, Bar and Rural Supplies - you could nearly drive the ride-on-mower to fill up with fuel it would be under under 50 mtrs from the front gate to the bowser plus only 5.5 km to the Rustic Farm House for afternoon coffee and a cake. Bitumen Road frontage, Coles deliver to Baffle Creek and Home Ice-cream even calls in once a month. The power runs along the front boundary so easy connection to mains power. 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.