

717 Coonarr Road, Coonarr, Qld 4670



Residential Land For Sale

Tuesday, 21 May 2024

717 Coonarr Road, Coonarr, Qld 4670

Area: 12 m2

Type: Residential Land



Kelly Weller

0743067007

\$1,250,000.00

"Serenity" at 717 Coonarr Road, Coonarr is nestled along 1.2 kilometers of the serene, saltwater "Elliott River", this 31.55-acre property is a haven for fishing and camping enthusiasts. With two river access points, perfect for launching your tinny, your days can start with a fishing adventure. The riverbanks are rich with Mangrove Jack, Brim, Grunter, Whiting, and Flathead, while Mud Crabs and Prawns add to the allure of this fishing hotspot. A short drive will take you to the beach, the Kinkuna section of the Burrum Coast National Park, and thrilling 4WD tracks. For those seeking off-grid living, the property features a high-clearance shed with an insulated roof, complete with an office, living space, concrete floor, power, lights, and ceiling fans. A robust 10kw solar system, consisting of 38 panels and 24 batteries, ensures energy independence. Additionally, two 10kw diesel generators serve as backup power sources, while two 22,500L rainwater tanks secure your water needs. The self-contained unit on the property offers a spacious, open-plan kitchen and living area, warmed by a wood heater. The kitchen boasts a gas cooktop and rangehood, while the large bedroom features built-in robes and ceiling fans. The functional bathroom includes a shower, toilet, and vanity, with gas hot water ensuring comfort. An internal laundry space adds convenience. Outside, a large area overlooking the river, complete with a fire pit, invites relaxation. An above-ground swimming pool provides a refreshing escape on warm days. Imagine the endless fishing, camping, and outdoor adventures awaiting you in this riverfront paradise. Whether you envision a private retreat or a thriving camping business, this unique property offers boundless opportunities. Don't miss your chance to make this dream lifestyle your reality.

At a Glance Land- 31.55 Acres of Natural Bushland- Private & Peaceful Location- 1.2km of Elliott River Frontage (Saltwater)- Flood Free- Water Bore for Garden Use - (requires a new pump)- Boundary Fence (requires attention)- 2 x River Access Points for a Tinny- Good Bank Fishing Spot with Mangrove Jack, Brim, Grunter, Whiting & Flathead being the main species caught in the river. As well as Mud Crabs & Prawns- Donga - Unfinished Project, consisting of 2 Bedrooms, Bathroom & Veranda- Shipping Container with Stage & Lighting Tower (previously held music events here)- Power run through this area for Caravans- Could possibly be suitable for a Hipcamp or Camping Ground (STCA)- Short Drive to the Beach, the Kinkuna section of the Burrum Coast National Park, 4WD Tracks & Beach Driving Shed- Off Grid 16m x 9m x 3.8m (wall height) High Clearance Shed with Insulated Roof, Office, Living Space, Concrete Floor, Power, Lights & Ceiling Fans- Shed features an Office, Workspace, Battery Storage and a Drive Thru Bay - 10kw Solar System comprising of 38 Panels & 10kw of Batteries (24 in Total)- 2 x 10kw Diesel Generators as a Back Up Power Source to Power Batteries during Low Sun Weather- 2 x 22,500L Rainwater Tanks Self-Contained Unit- Spacious Open Plan Kitchen/Living Space with Wood Heater- Kitchen features Gas Cooktop & Rangehood- Large Bedroom with Built in Robes and Ceiling Fans- Functional Bathroom with Shower, Toilet & Vanity- Gas Hot Water- Internal Laundry Space- Large 9m x 6m Outdoor Area looking towards the River with Fire Pit- Above Ground Swimming Pool

Additional Information - Rates \$1438.11 per half year- Bin Collection- Septic- Mail Delivery- Satellite NBN Available- Mobile Phone Service- Zoned Rural - 3 mins to Kinkuna 4WD Access (2km)- 5 mins to Coonarr (4.8km)- 21 mins to Bundaberg CBD (20km)- 23 mins to Bundaberg Airport (26km)- 33 mins to Childers (50km)- 35 mins to Woodgate Beach (50km)- 3hrs 49mins to Brisbane Airport (355km) To book your private inspection, contact Kelly today on 0413 445 101* 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 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. *