

72 Messmate Drive, Miriam Vale, Qld 4677

PRD.

Residential Land For Sale

Friday, 12 April 2024

72 Messmate Drive, Miriam Vale, Qld 4677

Area: 8943 m²

Type: Residential Land



Deardrie Keleher

\$275,000

The land covers Approximately 5.4 acres and features a shed, bore, and dam, offering flexibility for building a home or keeping horses. It's fully fenced with dog wire, divided into two paddocks with internal dog-wired fencing, and boasts double gates at the entrance. The shed is spacious with a concrete floor. A bore yields approximately 293 gallons per hour, complemented by a small dam in the back paddock. With bitumen road frontage, accessibility is ensured, and there's a power pole in place for potential mains connection. Centrally located, the area provides easy access to fishing and boating spots like Agnes Water/1770, Baffle Creek, Lake Monduran, and Lake Awoonga. Miriam Vale offers an array of amenities including a general store, post office, hotel, golf and bowls clubs, chemist, bank, service stations, cafes, playground, park, police station, lions club, ambulance, fire brigade, football club, rodeo committee, lifeline, council depot, and plant hire. Local schooling goes up to Grade 10, with transportation available for Grade 11 & 12 students to schools in Tannum Sands via the school bus. Annual rates for the property approximate \$1,500. Contact Deardrie for any further information

****Disclaimer:** The images are indicative only and are presented for illustrative purposes. While we strive to present the actual condition of the property, we strongly suggest that prospective buyers take the time to visit the property.