

80 & 90 Rifle Range Road, Palmwoods, Qld 4555



Acreage For Sale

Wednesday, 10 April 2024

80 & 90 Rifle Range Road, Palmwoods, Qld 4555

Bedrooms: 13

Bathrooms: 7

Parkings: 10

Area: 16 m2

Type: Acreage



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EOI Closing Monday 6th May 5PM

Located on the outskirts of Palmwoods, just a few minutes to the local school and five minutes to town, is this adjoining acreage parcel – two separately titled sites, both with substantial sized residences and existing infrastructure onsite, tucked away at the very end of a quiet no-through road. This is an exceptional land-banking opportunity with a future development upside; although currently zoned rural the land on the northern side of the road is zoned residential – these two parcels combined provide a significant sized holding for a developer to retain whilst collaborating with council on possible rezoning, creating a subdivision opportunity.

80 Rifle Range Road is an 8.5-hectare site comprising a 7 bedroom, 3 bathroom residence (2 are ensuites), triple carport plus 2 x 3x3m sheds, self-contained separate studio, 2 x propagation sheds, 18x12m shed, 11x19m shed, water tanks, and three dams. This site has been held by for 20 years and is currently leased to a business operator who also rents the residence; with the tenure expiring at the end of 2024.

90 Rifle Range Road is a 7.86-hectare site adjoining on the eastern side comprising a high-end custom-built five-bedroom, 3-bathroom contemporary home built to showcase views across the stunning dam. Infrastructure includes 3 x sheds, and a water tank, plus paddock fencing – original owners still reside in property, and it has never been offered to the market before. Both properties are north-facing and showcase a forest landscape, with the residence at 80 Rifle Range Road positioned on an elevated ridge to maximise outlook. With two quality homes and a self-contained studio there are versatile options to consider whilst holding and working with government authorities to obtain a DA.

Palmwoods is a vibrant hinterland town at the base of the spectacular Blackall Range, with a thriving community and a rich history; amenities include a primary school, boutique dining, bank, post office, iconic tavern, fabulous parks and playgrounds, sporting/leisure facilities, rail to Brisbane, and planning for a Coles supermarket in the pipeline. Rifle Range Road adjoins the Old Orchard estate which is a sought-after family-friendly estate, also former rural land converted to residential and a shining example of the type and scale of development that this offering could eventually evolve into as the area continues to grow and demand for housing is at unprecedented levels. Buyers will have to undertake their own due diligence in regard to this offering; contact Agent to discuss further and obtain site plans and other relevant information.

Summary of features:- 40.4 acre rural land, 2 separate titles adjoining- Future potential development/rezoning (stca)- Both with substantial sized residences onsite- Infrastructure includes sheds, fencing, tanks- End of a quiet no-through road mins to town- Both tightly held for in excess of 20+ years- Rural zoning with residential zoning opposite- Land-banking opportunity in vibrant community- Exciting offering on a scale increasingly finite