

**80 Mill Road, Avondale, Qld 4670**



**Other For Sale**

Saturday, 18 May 2024

80 Mill Road, Avondale, Qld 4670

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 103 m2**

**Type: Other**



Cameron Greaves



Jenna Greaves  
0448977049

**\$1,600,000**

Located just 25 minutes north of Bundaberg with frontage onto the Kolan River, this sprawling 103.28-hectare (255-acre) property offers an incredible opportunity. Previously under sugar cane and a history as a dairy farm, the land is now mostly cleared, fertile, and dotted with shade trees. With approximately 150 acres of flat, mostly cleared ground and the remainder gently rolling terrain, it's perfect for small crops, macadamia orchard, sugar cane or running cattle. Water is plentiful with a 60-megalitre allocation from the river with underground water mains. Additionally, there are three stock dams and a gully. The property is well-fenced into approximately five main paddocks and a few smaller holding areas. Improvements include a 3-bedroom timber home with 1 bathroom, a large machinery shed with an additional shower and toilet and an older style barn at the front of the property offering additional storage space. This property is an ideal investment for those looking to expand their agricultural ventures or embrace a serene rural lifestyle. Cameron Greaves - 0407 161 866 Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.