

**70 Ben Varden Avenue, Kholo, Qld 4306**



**Acreage For Sale**

Thursday, 4 July 2024

70 Ben Varden Avenue, Kholo, Qld 4306

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Acreage**



Franzwa Van Vuuren  
0438793654

## All Offers Over \$900,000 Will Be Considered

• 10 Acres - Manchester Forest, Brisbane. • Lovely elevated North - Easterly aspect - with approximately two ridge top acres cleared. • Self-contained 9m X 9m insulated and vermin proofed Titan shed (including 3m insulated and enclosed veranda), on ridge top, 400m into the property. • Perfect Base to build your dream home or to use as a weekender (has been leased to a tenant for the past 5 years). • 3 phase underground power and town water run up to the shed. Water and power distributed throughout shed - ample supply for future house. • Kitchen, hot/cold tap & sink and stove/oven also in shed. • Hot water system, shower and toilet building adjacent to shed. • There are also two pits and 'green boys' for future power and water connection/distribution points on the property, along the 400m route to the shed. • Good Telstra mobile phone reception with Broadband available - communications conduit and cable has been run 400m from road up to shed (in trench with power and water). • First 200m of driveway is bitumen and under-road drainage pipes and culverts installed. • Power point with electricity meters at front gate. • 100m + boundary adjoining thousands of hectares of parkland. • Very easy walk through Brisbane forest park walking/horse trails to the beautiful, secluded, eastern edge of Lake Manchester. • Bitumen road, kerb and channel and streetlighting frontage. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.