

**Address available on request, Cypress Gardens, Qld
4357**



Residential Land For Sale

Thursday, 6 June 2024

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Type: Residential Land



RentBetter Team
1800234397

All Offers Considered

PROPERTY ID: 333575 (quote when calling) Cypress Gardens, Millmerran. Only 2.5hrs from Brisbane All Offers Considered, perfect opportunity to build your Dream Home at an affordable price. The property is one of the nicest parcels of land in the district, it's a blank canvas with unlimited potential that could be developed in many different directions as it will appeal to many different buyers for many different reasons. Find it interesting that the longer people stay away from the woodlands just how quickly they forget what nature looks like. Pristine wilderness, tall stands of established forest all offering exhilarating shade and light breezes on a hot day. For the nature lovers out there, how's 73 different species of bird sounds – everything from Red Tail Black Cockatoos, King Parrots to Kookaburras, Frog Mouthed Owls and even the odd Emu occasionally. The Koalas might only come through once a year, but you can hand feed the Wallabies every morning and the stars at night almost look like you could reach up & pluck them out of the sky. Can't afford to live in the big smoke in the current economic environment, which is only going to get worse not better, then this block of land not only offers affordability and time to build your own dream home at your own pace, but also plenty of room, lots of fresh air and an awesome environment to bring up children. Being the highest hilltop property in the district, the views to the southwest over the escarpment from the front of the property offer amazing sunsets. The main driveway has Jacaranda trees planted either side, beyond that there's roughly a couple of acres that was cleared and a dam, neither can be seen from the road. Natural features include a rock wall/ cliff about 10ft high that incorporates miniature caves and a naturally formed ramp/staircase allowing you to walk to the top easily. Some Qld Bottle trees, Cycads, more Jacarandas and Yakas have been established. Infrastructure consists of a lockable 20ft shipping container and an old caravan that with a bit of work would be good enough to live in while you build your Dream Home. Further down the back of the property but still quite a distance from the back boundary are some animal enclosures, a bird aviary as well as a goat pen. Also inclusive to the property are numerous old tools and various builds materials which may be rubbish to some people, but of use to the right person who is looking to knock up bit of a tractor shed perhaps – the property will be sold "as is" condition & everything on the property forms part of the sale. Natural bushland block unfenced. Land Size: 19.793 acre, (8.01ha) Front boundary 197.0m, Rear boundary 197.9m approx LHS boundary 394.8m approx, RHS boundary 394.8m approx Land Use 1: Vacant - Large Housesite, Zoning: RURAL E (MILLMERRAN) Freehold Rainfall; average approximately 750-850mm per annum Soil is sandy loam with a clay base and a rock wall feature with small caves & natural staircase, mostly level to sloping block with easy access via two access roads Good phone and internet signals RATES: \$270 per quarter is very affordable A water tag can be purchased in Millmerran which allows you to fill your pods up with drinkable water for under \$3.00 each until the tag is used on the tag till your next recharge; a bore with non-drinkable water is in Thyme Ave. Cypress Gardens is located in southeast Queensland amongst several state forests in the Western Downs region, an easy 14mins drive to Millmerran and Captains Mountain located halfway, local shopping, private and public schools, Foodworks, IGA a Tavern, Bakery, Butcher and hospital, doctors surgery, Chemist, an aged care home, Ambulance, Fire station, Mechanic at Millmerran, 87 mins drive to Toowoomba, 83mins Goondiwindi or 54mins to Inglewood. PRICED TO SELL CHEAP RURAL LAND QLD Much, Much, More... Total Position, Total Convenience, Total Value Selling, Buying or Investing... Experience the TOTAL difference