

**Address available on request, Gooburrum, Qld 4670**



## **Residential Land For Sale**

Friday, 24 May 2024

Address available on request, Gooburrum, Qld 4670

Area: 15 m2

Type: Residential Land



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**\$2,730,000**

Property Overview: Total Size: 15.786 hectares (39.0 acres) across 2 titles. Location: Sought-after suburb of Gooburrum, Bundaberg. Road Frontage is on Martins Road. Proximity: Approximately 5 minutes to Bundaberg City and 20 minutes to Bargara's stunning coastline. Title Details: Lot 18 on RP22191 Size: 8.094 hectares Zoning: Rural and Rural Activity Flood Status: Flood Free Lot 2 on RP45767 Size: 7.692 hectares Zoning: Rural and Rural Activity Flood Status: Experienced some flooding in 2013 Key Features: Flat Land: Ideal for development. 72ML Water Allocation: Perfect for agricultural use or to enhance future subdivision into 1-acre lifestyle blocks, each benefiting from the water supply. Prime Location: Nestled between Bundaberg City and Bargara, offering both urban conveniences and coastal lifestyle. Development Potential: Given the size and flat terrain, this block holds exceptional potential for creating desirable lifestyle acreage blocks. Development Potential: This expansive block of land offers a unique development opportunity, especially for those looking to create a serene lifestyle community. Imagine subdividing this 15.786-hectare property into beautiful 1-acre lots, each with access to a portion of the 72ML water allocation, making it an enticing proposition for prospective buyers seeking space, tranquillity, and convenience. Why Gooburrum? Gooburrum is a highly sought-after area in Bundaberg due to its strategic location and proximity to essential amenities. It offers a perfect blend of country living with easy access to city benefits and coastal leisure. This property not only promises a peaceful lifestyle but also serves as an excellent investment for future development. Don't miss out on this exceptional development opportunity in Gooburrum, Bundaberg! Invest now to capitalise on this prime piece of real estate. Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.