

**Address available on request, Ilfracombe, Qld 4727**



## **Sold Lifestyle**

Friday, 1 September 2023

Address available on request, Ilfracombe, Qld 4727

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 4055 m2**

**Type: Lifestyle**

## Contact agent

Phone enquiries - please quote property ID 27577. If you're looking to buy and live in this beautiful Queensland Outback region, then consider this great option. A lovely 4 bedroom residence, 3 titles including a lifestyle caravan park - land totalling 10,126m<sup>2</sup>. THE RESIDENCE: The residence has its own title, offering a great home for the owner or manager. It is a comfortable 4-bedroom residence with timber floorboards, an open plan kitchen, meals, and living. Has a lovely verandah with a rural outlook. As well as the on-site residence, this property offers a caravan park business opportunity. This fantastic home, therefore, offers a great opportunity for income as well. With cabins, powered sites, and amenities, including a commercial kitchen, this home offers a solid annual income as well. This residence is currently home to a husband and wife team, who are running the business 6 months of the year, with a caretaker for the lucrative peak season (March-October), and the property would suit someone looking to do the same, run it year-round, or enjoy the property with a full-time caretaker handling the attached business. THE LOCATION: Ilfracombe is a small town with a resident population of around 300. It has a local state school (Prep to Grade 6) plus a daily bus service to Longreach for High Schools. Longreach is just 15 minutes away and can be commuted by car. The Spirit of the Outback Train, stops at Ilfracombe twice a week, with services continuing to Emerald, Rockhampton, and Brisbane. In Ilfracombe, there is a post office/ pre-loved boutique, a café, a museum, a pub/ hotel, and many tourist attractions. Being sold on a freehold basis (includes freehold titles, infrastructure, and residence). It is a fabulous lifestyle opportunity. DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.