

**Address available on request, Wattle Ridge, Qld
4357**

FOR

BY

Sold Residential Land

Friday, 24 May 2024

Address available on request, Wattle Ridge, Qld 4357

Area: 106 m2

Type: Residential Land

\$355,000

The Phone Code for this property is: 98364. Please quote this number when phoning or texting. Wattle Ridge, Millmerran. Boundaries are all fenced and gated with fence-line boundaries cleared to easily drive the perimeter to inspect at any time, firebreaks have been freshly cleared through the property as well as some of the white zone areas chain pulled. An older expandable house with a rainwater tank, fiberglass septic plus a high 40ft container located close by can be used for good storage on this property. Many options available for your future plans and adventures here on this natural woodland block, a sealed road frontage with easy access, power is in the street or maybe go off grid using alternative energy systems. Boundary cleared, fire breaks done, clearings and white zone, some internal fence posts in place. Many interesting young to very large old scattered gums including paperbark, gum-top ironbark, red gum, blood gum, spotted gum, ghost gum, white and black cypress pine, acacia, a lovely mix of wildflowers, visited often by unique Australian wildlife including Emus, wallabies, colourful birds, butterflies, native bees, various ant species plus lizards. Natural bushland block fenced. Land Size: 261.931 acre, (106.0ha), Front boundary 790.1m Rear boundary 1060.7m approx LHS boundary 1260.8m approx RHS boundary 1691.9m approx Land Use 1: Vacant - Large Housesite Zoning: RURAL E (MILLMERRAN) Rainfall; average approximately 650-700mm + per annum Soil is sandy loam with a clay base Mostly level to slightly sloping block with easy access Seasonal Creek; refer to the map. Excellent phone and internet signals RATES: \$250 per quarter is very affordable Enjoy the opportunities the land, school bus is just a short drive down the highway corner near Thyme Ave.. 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 just 400m up the road in Thyme Ave. Wattle Ridge is located in southeast Queensland amongst several state forests in the Western Downs region, an easy 14mins drive to Captains Mountain, 21mins drive to your local shopping, schools and hospital at Millmerran, 87 mins drive to Toowoomba, 83mins Goondiwindi or 54mins to Inglewood. COMMENTS: Flood free block, front and rear sealed road frontage, excellent phone and internet signals, with Australian flora and fauna including Emus. Unbeatable location, relaxing and private, all comforts covered nicely at a great low price, electricity and phone line in the street PRICED TO SELL CHEAP RURAL LAND QLD Much, Much, More... Total Position, Total Convenience, Total Value