

59 Chalmers Court, Agnes Water, Qld 4677

House For Sale

Wednesday, 19 June 2024

59 Chalmers Court, Agnes Water, Qld 4677

Bedrooms: 3

Bathrooms: 3

Parkings: 6

Area: 11 m2

Type: House



Gordon Christian
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Buyers over \$1.5 million

Discover a unique opportunity to own 27 acres of prime real estate just off the main road into the picturesque Agnes Water. This expansive property is set atop a ridgeline, offering breathtaking views of Round Hill Creek, the ocean to Bustard Bay, and the lush Eurimbula National Park. Property Highlights:

1. Spacious Home with Renovation Potential
 - Structure: Solid concrete block with extensive wrap around verandas, providing stunning vistas + a perfect spot to enjoy sunsets.
 - Interior: Large rooms, 3 bathrooms, ideal for accommodating family and guests. Plenty of space for fishing gear and freezers.
2. Functional Outbuildings
 - Machinery Shed: Large, robust shed suitable for various machinery and equipment storage
 - Additional Structures: Potential for more outbuildings to support different uses as per the property's zoning.
3. Scenic Outdoor Features
 - Dam and Island: A massive, picturesque dam with a charming island accessible by an arched walking bridge. This feature adds significant appeal.
 - Fenced Paddock: A large paddock fenced and ready for various uses, from livestock grazing to developing a personal garden or orchard.
4. Versatile Zoning
 - Zoning: Rural. Gladstone Regional Council's Planning Scheme uses include
 - o Animal Keeping: Ideal for kennels or catteries.
 - o Bulk Landscaping Supplies and Rural Industry
 - o Community Uses: Suitable for clubs or community activities.
 - o Nature-Based Tourism: Leverage the property's natural beauty to create a tourism hotspot.
5. Prime Location
 - Agnes Water: A sought-after destination known for its stunning beaches and proximity to the Great Barrier Reef.
 - Opportunities: The area is vibrant and rapidly growing, presenting new opportunities for investment and development.
 - Accessibility: Conveniently located just off the main road, providing easy access to the heart of Agnes Water and its array of amenities.

Why This Property? This estate offers an excellent site with significant potential for various development paths, making it ideal for investors, developers, or those seeking a rural lifestyle close to the coast. The panoramic views, combined with the large acreage and versatile zoning, present a rare opportunity to shape this property into a truly magnificent estate.

Contact Information: For more details or arrange a viewing, contact Gordon Christian. McGrath Agnes Water on 0417 206 500.