

**250 Martyville Rd, Martyville, QLD, 4858**



**Land For Sale**

Thursday, 22 August 2024

250 Martyville Rd, Martyville, QLD, 4858

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Land**

## Small usable acerage with shed

250 Martyville Rd is one of those special places that we all dream of, tranquil quiet location with no close neighbours.

2.48 acres of gently undulating to flat land with many established fruit trees and numerous established tropical gardens with a wide variety of plants with one side bordering onto Moresby creek.

The main shed is 13m x 11m, plus carport and veranda. Very spacious design set up with 3 rooms and 1 bathroom with laundry. Ceiling fans and air conditioner.

The veranda is facing east capturing a nice breeze with a view of your tropical gardens and vege patch.

Additional tractor shed with 2 sides enclosed, 1 with a very large swinging door for different access & 2 open with high roof approx. L8m x W6m x H6.5m

Town Water connected and also a Bore (currently unused). Fast internet is also connected.

Furthermore, a cleared house site is just waiting for your dream home to be built.

1 acre mostly fenced paddock suitable for horses, the soil is just perfect for a market garden or hobby farm.

Mains Water Access for irrigation in 4 parts of the property.

large chook pen for your free-range friends, also a dog fence around the shed area.

Both sheds are back from the road with a 2wd driveway, quiet bitumen road with the school bus run stopping at the front gate if you require.

2 phase underground power connected to the main shed.

6.2 KLM or 5 min from the Mourilyan Bakery, Service Station, Post Office and Hotel.

8.7 KLM or 8 min from beautiful Etty Bay Beach.

12 KLM or 12 klm mins from Innisfail with an approx. population of 10,000, with all the services of a large country town, hospitals, schools, medical centres, Kmart, Bunnings.

40klm or 30 min to the amazing Mission Beach and Dunk Island.

100 KLM or 75 mins from Cairns, population 160,000 with an International Airport.

64 klm or 45min to Millaa Millaa and the Tablelands, famous waterfalls and amazing views

Please do not enter the property without an agent present.

Inspection on appointment only

Contact us today on 0448 033 913