

**3 Music Street, Carmila, QLD, 4739**

**Land For Sale**

Sunday, 3 November 2024

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Type: Land

## Exceptional 8,698 m<sup>2</sup> Coastal Block with Flexible Zoning & Subdivision Potential

Situated at 3 Music Street, this vast 8,698 m<sup>2</sup> allotment offers a one-of-a-kind opportunity to secure valuable land in one of Queensland's most attractive beachside towns. Known for its agricultural heritage, relaxed atmosphere, and vibrant community, this location combines natural beauty with rural appeal. Just 6 km from the sands of Carmila Beach, this property benefits from township zoning and subdivision options, providing flexibility for various uses. With 112 metres of road frontage and preliminary surveying completed, it's ready to accommodate a range of visions, from a home or light commercial project to residential development (subject to council approval).

Minutes from Carmila Beach, celebrated for its wide, unspoiled sands and gentle waters, this area offers a peaceful escape from the bustle of everyday life. A favourite for anglers, and renowned for its fantastic fishing spots with species like barramundi, whiting, and flathead. The nearby boat ramp affords access to deeper waters for more adventurous fishing or leisurely boat rides. For camping enthusiasts, designated areas close to the shore allow visitors to drift off to the sound of waves under a star-filled sky. This acreage is well-suited for building a home, a practical 'shouse,' or setting up a caravan, representing a solid base for anyone seeking to embrace the coastal way of life year-round or as a great 'weekender'.

With zoning that allows for subdivision, this property presents a versatile asset for those interested in both lifestyle and future growth. The fertile soil, a hallmark of the area's agricultural roots, provides an excellent foundation for growing fruit trees, and vegetables, or creating beautifully landscaped gardens-ideal for hobby farming or establishing sustainable, self-sufficient living. A natural creek along the rear boundary enhances privacy and adds a scenic element to the purchase. With subdivision and development potential (subject to council approval), this parcel is an outstanding choice for those looking to pursue a long-term investment in a flourishing region.

Positioned centrally, an array of local amenities that make daily life convenient and enjoyable surrounds this property. The 24-hour service station and local hotel add ease and comfort to everyday routines, while the primary school and sports facilities foster a close-knit, family-friendly community. For a change of pace, the popular Flaggy Rock Café is just a short drive away-a much-loved spot for locals and passersby alike to gather and unwind. This town captures the charm of sleepy seaside living with access to essential modern amenities.

Whether you envision a home, a weekend getaway, or a sound investment, this remarkable 8,698 m<sup>2</sup> lot is ready to bring your ideas to life. Contact us today to explore the possibilities and make this your next great venture!

Rates: Approximately \$2,400 per year

Disclaimer: Boundary lines are indicative only. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.