

# 16962-16965 Flinders Highway, Campaspe, Qld 4820



## Lifestyle For Sale

Wednesday, 26 June 2024

16962-16965 Flinders Highway, Campaspe, Qld 4820

Area: 1 m2

Type: Lifestyle



Tom Slaney

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**\$380,000**

Location-16965 & 16962 Flinders Highway is located in the small hamlet of Balfes Creek, which is about 38 kms from the town of Charters Towers. It is approximately a ½ hour drive by car on a fully sealed bitumen road. There is approximately a total of 4-5 houses in Balfe's creek. Services -Situated about 38km from Charters Towers the property accesses all the services of a regional town with a population of approximately 9000 people. Schooling, both primary and secondary, are a feature of the Charters Towers community with the town boasting three Private Schools, the State High School and three State Primary Schools. Charters Towers is an historic city established in the gold rush of the 1880's and still services the large Gold Mining and Grazing Industries of the Charters Towers Shire. For cattleman, the weekly liveweight selling centre in Charters Towers, Live Export ex Townsville (110klm) and Townsville meatworks are all major attractions for this location. Townsville is a vibrant city of approximately people 200,000 with diverse industry and opportunity for employment, business, and higher education. Area & Tenure-2 Freehold Title's + Leasehold Land Total - 14,699 m<sup>2</sup> or 3.63 acres Local Authority - Charters Towers Regional Council Pub/ Motel Rooms The Balfe's creek pub is up for sale. (Not Currently in operation). The property has a bar, billiards/dining room, cold room, kitchen, male & female toilets, a personal living/dining area. As well as this there is three motel rooms with their own toilet and shower. Out the back of the property is a private residency with three rooms, a shower and toilet, breeze way, a carport shed and a lockable storage area. Out the front of the pub is also a fuel bowser and fuel tanks which used to be used as a small fuel station. The pub is mostly all built out of masonry block / slab on ground style construction. It has solid foundations but also is in need of repairs in places. Like fascias and guttering, paint etc. This property would make either an excellent small business, selling meals, accommodation, fuel, coffee and alcoholic drinks or a large house converted for a family or couple. Even possibly a hostel for backpackers. Caravan Park/ Toilet blocks/ Dongas/Sheds -Beside the pub on a separate block is the old caravan park which previously had powered donga accommodation. The concrete slabs remain there however the dongas and power has been taken away. There is a large masonry block shower and toilet block remaining which could be reused for a caravan park. Out the back of the shower/ toilet block there is three dongas put together to form a U shape shelter, which provides even more accommodation for visitors or a manager. This site has all the foundations in place for another caravan park, accommodation or a house site for new home. Leasehold Block-Out the back of the Pub & Caravan Park is a large leasehold block of land which is tied in with the sale of the freehold lots. It is well grassed and would be an excellent paddock for pets like horses, cattle or sheep to graze. It has a fully equipped solar bore connected, supplying water to the pub and van park. It is drinkable, potable water. Country -The leasehold block is on alluvial creek flat frontage, growing a body of feed. With grasses such as Urachloa, Buffel, River Couch and Seca stylo's. Bore-Water Quality - Fair - Potable Bore Details 70 deep Submersible pump - TU Horse Three solar panels Rubbish collection / Electricity Both properties are connected to single-phase electricity and both blocks receive a weekly rubbish collection service using two wheelie bins. Disclaimer: The above report has been prepared by Slaney & Co based on information supplied by the property owner and other credible sources. Every endeavour has been made to verify its accuracy. Whilst we trust the information to be correct, we make no warranties nor guarantees, and prospective purchasers must rely on their own enquiries & research. ©