

**Lot 1, Murray Road, Calliope, Qld 4680**

**Sold Residential Land**

Friday, 27 October 2023



Lot 1, Murray Road, Calliope, Qld 4680

Area: 349 m2

Type: Residential Land



Ben Crick

0487123288

**\$600,000**

863\* acres of land nestled approximately seven kilometers to schools and shops in Calliope, if lifestyle, work or leisure is what you are after then Lot 1 Murray Road may just be the block you are searching for. Million-dollar hilltop views of lake Awoonga and surrounds just inside the gate on a pre prepared pad offers you the opportunity to build your dream home or castle. The land has many possibilities with the historic Nuggety Gully gold mines occupied within the valleys with many deposits ready for prospecting, the gold left on this property may just pay out your mortgage one day. 863 acres of pristine timbered country currently with 2 megaliters of pipeline water annually for livestock (contract negotiated with Sunwater), as well as two artesian wells help to drought proof this delightful property. The possibility to run some head off this block all while keeping them watered and fed all year round is enormous, with a large array of perennial grass growing on the property. Copious amount of paths and partly cleared trails giving access to all corners of the block, nestled among the tracks you'll find a number of chalet sites created on the timbered side of the acreage for anyone that wants to create their own eco lodge and get away amongst the gum trees. Ready for a savvy investor to jump into eco-tourism, an industry that remains as yet underdeveloped in the area. With the enormous Gladstone economy just a stone's throw away; the possibilities are endless. For additional information or to arrange a drive around on the block then please contact the marketing agent Ben Crick on 0487 123 288.