

**Lot 17 Melvilles Road, Maroondan, Qld 4671**



**Residential Land For Sale**

Saturday, 4 May 2024

Lot 17 Melvilles Road, Maroondan, Qld 4671

Area: 21 m2

Type: Residential Land



Kelly Weller  
0743067007

**\$485,000**

Don't miss this rare opportunity to secure your slice of rural paradise. Whether you're envisioning a thriving livestock operation, a serene horse property, a lucrative subdivision venture, or a tranquil hobby farm, Lot 17 Melvilles Road offers the perfect canvas for your dreams to flourish. At A Glance- 53.05 Acres (21.47ha)- Lot 17 RP21941- Power to the Block- Fully Fenced- Gently Undulating Grazing Land- Flood Free- Large Dam- "Geramanbulyan Creek" runs through the back corner- Unequipped Bore- Additional Information - Zoned Rural Residential (4ha min. lot size - Possible Subdivision Potential STCA)- Road Reserve to the left of the block- Bitumen Road Frontage- Vegetation Map mostly White (allowed to be cleared)- Mobile Phone Reception- NBN Available- Rubbish Bin Collection- Daily Mail Delivery- 8 mins to Gin Gin (9km)- 34 mins to Bundaberg Airport (46km)- 44 mins to Childers (63km) To book your private inspection, contact Kelly on 0413 445 101 today.\* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.\*