

# Lot 2 Cramsie Muttaborra Road, Longreach, Qld 4730



## House For Sale

Saturday, 11 May 2024

Lot 2 Cramsie Muttaborra Road, Longreach, Qld 4730

**Bedrooms: 1**

**Bathrooms: 1**

**Type: House**



Paul Grams  
0427582338

**\$350,000**

Unlock the potential of this property situated just 11km from Longreach town centre. Boasting a spacious 20 x 12 meter shed constructed with a steel frame and Colorbond, equipped with two roller doors facing north and south, and featuring a mezzanine floor for ample storage. The property also includes 3 phase power, 15 amp power points, 5 whirly birds for ventilation, and two large concrete pads, one of which joins the shed on the western side. Security fencing with a 6-foot-tall fence surrounding the property. Additionally, a second shed with a caravan offers a comfortable living space, complete with a bedroom, kitchenette, heating, and cooling. Relax on the deck, and enjoy the convenience of a toilet and shower block with a hot water system. Water is supplied by both town and tank sources. Set on a generous 4047 sqm block, this property is ideal for a variety of commercial ventures, whether it be a mechanical workshop, storage facility, or any other enterprise requiring space and convenience. Don't miss out on this exceptional opportunity! Inspection by appointment only. This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.