

Lot 295, 42 Annita Way, The Dawn, Qld 4570



Residential Land For Sale

Friday, 26 April 2024

Lot 295, 42 Annita Way, The Dawn, Qld 4570

Area: 2 m2

Type: Residential Land



John McEwan

SALE BY TENDER, Offers by 5pm, Fri 10th May 2024.

42 Annita Way, The Dawn, Qld, 4570, is a "One of a kind" and rarely found land opportunity, only minutes to everything the Mary Valley and Gympie Greater Region have to offer! Act fast to secure the best 5-acre land opportunity you'll find in a lifetime and make the dream of building your forever home come to life! Act now! This picturesque, near flat, flood free, and fully fenced, 2.02 hectare (4.99 acre/ 20,200m²) vacant allotment has been held by the same local owner for 30+ years! The time has come for the owner to sell, allowing a discerning buyer this "Once in a Lifetime Opportunity" to secure and own, one of the best vacant 5 acre blocks the region has EVER had- to- offer! Positioned with 25 meters of road frontage at the end of a quiet, no- through cul-de-sac location, 42 Annita Way, The Dawn, is set amongst other tightly held and established properties, all within a lush rural landscape with GRC rural residential zoning. Several elevated build sites are offered with great aspects, sweeping views, surrounding rural vistas, minimal neighbours, privacy potential, and great all-weather access, allowing options to build on, and/or improve, all year round. The lot is flat and is as easy to build on. It would be hard to find a flatter, flood free block, anywhere in our greater region! Ever so slightly, the land undulates to the northwestern, RHS boundary, with a small 5m contour fall over the 249m full boundary length. There are no covenants and power is located at the front entrance. There is a small dam holding enough water to supply the livestock holding capability of the block and to aid in establishing gardens and infrastructure. The dam could easily be increased in size if more water is required. Good soil and pastures are plentiful, providing the right land requirements needed for hobby farming, a self-sufficient family lifestyle, or small-scale livestock pursuits, with the capability to run a few head of cattle, or horses. This is a quality vacant lot, on offer in a sought-after location, where proof alone lies in the fact that no neighbouring properties have ever changed ownership more than once in history! * Lot 295, CP 852041, 2.02Ha, 4.99 acres, 20,200m². * Near level allotment, excellent house sites, superb views, room for pets, extended family, large houses, out buildings, pools, sheds, livestock, and more! * Fully fenced with a landscaped dam, flood free, elevated position, good rainfall catchment area, productive soil, and established native, and semi-improved pastures. * Access at end of cul-de-sac, power is at the front gate and ready to be connected. * No covenants, build your dream home. * Rural build, choose your own septic and tank options (STCA), cheaper GRC rate category class. * Long-term, owner-occupied area, established neighbouring properties have always been tightly held. * 4.99 acres in size, age pension access test exempt (STA). * Quality suburb and location, only a few minutes to local schools, shops, sporting facilities, Gympie CBD, and Southside Town Centre. * Local builders and finance options can be arranged, please discuss with agent. Situated only a few minutes to Gympies' CBD, with good accessibility to all surrounding travel directions, 42 Annita Way is connected to the north, east, and west, via the Mary Valley Highway, with only a few minutes' drive leading to the Bruce Highway access and Gympie CBD. For south bound travelers, access via a short drive south, to the Mary Valley Link Rd and Traveston Service Centre, provides easy access to the new highway bypass for future north and southbound travel or commuting. Mary Valley and Hinterland townships such as Dagon, Amamoor, Kandanga, Imbil, Cooran, Pomona, and Cooroy, are all only several minutes away. Tin Can Bay, Rainbow Beach, Noosa Heads, and the Sunshine Coast, offering world class beaches, shopping, and airport convenience, are all only less than an hour's drive away. Brisbane City CBD and Brisbane's international airport are accessible within 2 Hours. TENDER: The property is being "Sold by Tender". All offers are to be submitted no later than 5pm, on Friday the 10th of May 2024. Please contact the sales agent for more details. Don't delay your opportunity to make an offer and own this exclusive position, contact marketing agent John McEwan on 0413 198 385, today! Disclaimer All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.