

Lot 3 Neils Road, Rosedale, Qld 4674



Lifestyle For Sale

Monday, 17 June 2024

Lot 3 Neils Road, Rosedale, Qld 4674

Area: 16 m2

Type: Lifestyle



Sue Robertson
0439356272

\$290,000

An attractive 40 acres (16ha) with some lovely timber (mainly Iron Bark) scattered throughout, the block has a camp set up where you can park your caravan and enjoy your weekend getaways. If you love fishing & boating, a good concrete boat ramp on tidal Baffle Creek (see photos included) is only approx. 17km away. If you wanted to connect mains power, domestic power lines cross the property not far from the camp and the saving would be that you don't have to bring it all the way in from the front boundary. The camp is approx. 300m in from the front boundary. Ranging between approx. 25m & 52m above sea level, there is fencing around 3 boundaries (needing attention in places) and part way along the 4th boundary. There is a fully fenced, goat wired paddock at the front of the block where the small dam is located. Firebreaks have been pushed around 3 boundaries. Located along a quiet no-through road, the property is only 5km from facilities at Rosedale which include a general store with fuel, pre-school to grade 12 state school, hardware, post office and hotel. If you decided to build, children can catch the school bus at the front boundary. Mail can be delivered 5 days a week and rates are approx. \$1,300 per year. Coles will deliver groceries to your door. Approx. distances: Rosedale 5km, Bundaberg 63km, the nearest boat ramp on Baffle Creek 17.2km, Agnes Water 68km, Gladstone 132km. Copy and paste these co-ordinates 24 36 06.85 s 151 56 21.94 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me. Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :) Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.