

**Lot 403, 192 Bauman Way, Blackwater, Qld 4717**

**Residential Land For Sale**

Monday, 18 March 2024



Lot 403, 192 Bauman Way, Blackwater, Qld 4717

Area: 1000 m2

Type: Residential Land



Prakash Sharma  
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**JUST LISTED : SUBMIT YOUR BEST OFFER!**

LOT: 403 BLUE RIDGE ESTATE : 1000m2 : Prime CNR Land For Sale: Option to Invest with your Loose Change! Here's an opportunity to buy one of the last few bigger lots in a masterplan community at Blackwater. Land Banking or Investing, Sapphire Has you Covered in QLD. Your Dream Home In a Dream location is now a reality with 1000m2 Prime Land! Blue Ridge Estate Blackwater • Situated on the southern side of town • North Facing • POWER, WATER, NBN & Ready To build • Close to bushland and with mountain view • Cemented path to the front of the block completes the picture. • Expand your investment portfolio or buy your own piece of paradise to build • Overhead shots of the beautiful Blue Ridge Estate to also include showing spectacular mountain range. On Offer is 1000m2 Registered Lot- 1000m2 Land Cnr Lot- Master planned Subdivision with All Services- 2 Min Drive to Shopping Centre- 5 Min Drive to School & Hospital- 7 Min Drive to Train About Blackwater:- Booming Up-coming Regional Town in QLD- 2 Hrs Drive from Rockhampton Growth Data:- 20.7% Growth This Year in Property Prices- Compound Year on Year Growth 20.7%- Rental Yield 9.5% with Average Rental of \$520- \$550/wk for a 3 bed House. Disclaimer: - Sapphire Estate Agents believes that all information contained herein to be true and correct to the best of our ability and in no way misleading, however, all interested parties are advised to carry out their own inquiries and relevant searches.