

# Lot 45, Adam Drive (SCENIC POCKET ESTATE), Aratula, Qld 4309

## Residential Land For Sale

Thursday, 18 April 2024



Lot 45, Adam Drive (SCENIC POCKET ESTATE), Aratula, Qld 4309

Area: 4001 m2

Type: Residential Land



Andre Bondeson LAND SALES DIRECT

**\$331,000**

Located in the Scenic Rim town of Aratula, 13 minutes outside the regional centre of Boonah, SCENIC POCKET is the newest Rural Residential estate in the Region. It has not yet had the eyes picked out of it, meaning you can still have your choice of the best blocks. We have 38 blocks of 4,000m<sup>2</sup> or larger on which has been provided level build pads on which you can build your dream home without having to spend big dollars in site preparation costs like cut and fill and retaining walls. All filled areas have been compacted and certified to Level 1 compaction, again saving you big dollars. CHECK OUT THE VIDEO LINK FOR AERIAL VIEW AND THE EXTERNAL LINK BELOW FOR AN ESTATE DRIVE THROUGH PERSPECTIVE. • Level acre lot • Working bore feeding three servicable tanks on site • 13 minutes to Boonah • Around half an hour to Yamanto Shopping Village • Just over an hour to Brisbane CBD • Google maps link: <https://maps.app.goo.gl/iyfrL5f7DXDvB9ny7> All lots take advantage of the surrounding mountains that provide an outlook that the Scenic Rim and the Border Ranges are famous for. The recreational areas of Lake Moogerah is nearby. <https://www.visitscenicrim.com.au/boonah-and-surrounds/destination-info/moogerah/Aratula> information at <https://www.visitscenicrim.com.au/boonah-and-surrounds/destination-info/aratula/Town> water is available to all lots while the lots in Luca Court also have a sewer connection. NBN Fibre is provided at the front boundary of every Lot. • 4,000 sqm+ lots • Elevated allotments • Breath taking views • Town water • Sewer to some Lots • Underground power & street lighting • NBN Ready • Bitumen road with kerb & channel • Some lots include new bore • Level Building envelope • Choose your own builder LAND SALES DIRECT for Scenic Rim land estates, both Urban Residential and Rural Residential. [andre@landsalesdirect.com.au](mailto:andre@landsalesdirect.com.au) Ph: 0412 434 323 ARATULA INFO: Surrounded by beautiful natural areas, and with Moogerah Peaks and Main Range National Parks and Lake Moogerah on its doorstep, Aratula is the ideal launchpad for outdoor adventure within the Scenic Rim region. On the southern edge of Moogerah Peaks National Park lies Lake Moogerah, a popular spot for waterskiing, jet skiing, boating and fishing. Here you'll find an excellent range of places to stay and play, including a cafe, holiday houses, luxury retreats, glamping, and camping and caravan parks. To the west of Aratula, the Main Range National Park is part of the world-heritage listed Gondwana Rainforest area of South East Queensland and is famed for its ancient and pristine subtropical rainforest. Here you'll find many walking tracks to explore the rainforest and walk to glorious sweeping views of the surrounding mountains and valleys.