

**Lot 17, 411 Delan Road, Delan, Qld 4671**

**Residential Land For Sale**

Sunday, 23 June 2024



Lot 17, 411 Delan Road, Delan, Qld 4671

Area: 30 m2

Type: Residential Land



Kelly Weller  
0743067007

**\$520,000**

Discover the potential of this versatile 76.55-acre block, identified as Lot 17 SP115316. Perfectly suited for cropping, running livestock or building your dream home, this property offers a blend of fertile black soil and gently undulating terrain, making it an excellent choice for agricultural pursuits or a serene rural lifestyle. Located in a flood-free zone, this property ensures peace of mind. It comes with a substantial 10 megaliters of water allocation, supported by a 50HP electric motor and pump with variable speed. The efficient irrigation system is enhanced by 6-inch underground mains and six 4-inch hydrants, ready to support extensive farming operations. With power already connected to the block, you have immediate access to electricity for all your needs. Whether you envision a thriving agricultural operation, grazing land for livestock, or a picturesque setting for your dream home, this block offers endless possibilities. Don't miss this opportunity to secure a prime piece of rural real estate. At A Glance- 76.55 Acres- Lot 17 SP115316- Flood Free- 10 ML Water Allocation- 50HP Electric Motor & Pump (Variable Speed) - 40PSI Water Pressure at the Pump Shed- 6" Underground Mains- 6 x 4" Hydrants- Black Soil- Gently Undulating- Fenced on 3 Sides- Power to the Block- Permanent Unnamed Creek Additional Information- Zoned Rural - Road Reserve to the rear of the block- Bitumen Road Frontage- Vegetation Map mostly White (allowed to be cleared)- Mobile Phone Reception- NBN Available- Rubbish Bin Collection- Daily Mail Delivery- 12 mins to Gin Gin (12km)- 33 mins to Bundaberg Airport (43km)- 42 mins to Childers (58km) To book your private inspection, contact Kelly on 0413 445 101 today.\* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. \*