







## RIDGE-TOP VIEWS AND RURAL LIFESTYLE COMBINED

A rare opportunity to secure **over 574 acres** of mixed country offering both productivity and lifestyle appeal. This property features a balance of open and semi-open grazing land with **good red soil** on the western side, rising to elevated sections that provide sweeping rural and mountain views — ideal for your **future home site**.

Approximately 40% of the property is open to semi-open country, with the balance lightly timbered. The block is **divided into two paddocks** and is **well watered by five dams**, two of which are large and have **never been known to run dry in over 50 years**. Water also flows through natural gullies, supporting reliable grazing.

A newly built fence defines the south-eastern boundary, adjoining a 200-metre-wide Stock Route/Road Reserve (approx. 115 acres in total) shared equally with the southern neighbour — offering additional usable space. Electricity is available via the SWER line running through the property, with powerline easement in place. Vegetation in coloured zones can be thinned

□ 574.76 ac

\$660,000 PLUS

GST

Property

Residential

Type

Property ID 1398

Land Area 574.76 ac

## AGENT DETAILS

Leigh Harper - 0414 961 068

## OFFICE DETAILS

Local Property Team 1300 040 728

PROPERTY TEAM

as required.

Additional features include quality ridge gravel pits with potential for commercial use and the **capacity to comfortably run around 40** breeders.

Located approximately 89km from Hervey Bay, 60km from Maryborough and 30km from Biggenden, this property offers a blend of seclusion, practicality, and opportunity in one of the Fraser Coast's most scenic rural settings.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.