







A RARE CHANCE TO BUY 97.74HA (241.5 ACRES) IN A REALLY PRIME SUNSHINE COAST LOCATION.

This rural property was a cane farm for many years and is now vacant apart from an existing turf farm on a strip of land along the western boundary with sheds and ample water supply. This turf farm provides a rental income of $2,500 per month. The verbal agreement can be terminated with 6 months' notice. There is also another income source of $1,304/mth from Optus for a long term lease in a small area rented for an Optus Telephone Tower. There is also a small lockup yard on the Southern side of 57 Godfreys Ave rented at $320/mth (30 days notice to cease) and another yard on the northern side of this title rented to Road Tech on an intermittent basis at $1,000/mth.

Power and water are connected. There is a sewer line crossing the land from north to south. There is a 2.5 km bitumen road frontage looking directly over the Maroochy River.

These 2 sites are located diagonally opposite the Maroochy River golf

97.74ha

Price	SOLD
Property Type	Residential
Property ID	232
Land Area	97.74 ha

Agent Details

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Office Details

The Property League

07 5476 3579

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course and club facilities. The sites also possess frontage to the Oyster Bank Road adjoining Maroochy River. The site is 7 minutes drive to Mudjimba surf beach.

Tourism Use: Each title can apply to council to have 8 holiday cabins for short term accommodation. each cabin can be 60m2 plus decks and verandas. All homes and cabins must be built above the current maximum flood level. We suggest you speak to a Town Planner for further advice.

Other uses include a solar farm, wholesale nursery and winery.

This land is central to all amenities and opposite the Maroochy River Golf Course, very close to Bli Bli and Pacific Paradise shopping centres, hotels etc Across the bridge is Maroochydore CBD, just 10 mins away and Maroochydore International Airport has just been completed and is 5 mins away.

We can forward you a rural zoning summary, a council development site report and comments from a valuation dated October 18 on request by email.

This is unique and extremely rare land, and will be sold as the owner is retiring.

Expressions of Interest close December 8th.

Offers will be considered on a cash or conditional basis.

Contact Rob Keam on 0418 708 137 or Barbara Banks on 0419 760 492.

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.