

**85 Brendonna Road, Calliope, QLD, 4680**



**Acreage Semi-rural For Sale**

Wednesday, 18 December 2024

85 Brendonna Road, Calliope, QLD, 4680

**Bedrooms: 1**

**Bathrooms: 2**

**Type: Acreage Semi-rural**



Stacey Marjoram  
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## **Dream no more - Escape**

This is a property where you remove yourself from the noise, hustle and bustle of city life. Embracing the lifestyle of this ideally located property with picturesque, gently rolling hills and views to Mount Larcom.

Well positioned, minutes to Calliope Township, less than 1km off the Bruce Highway and 15 minutes to Gladstone!

Proximity is paramount.

Blocks of this size (50.27ha) are increasingly hard to find so close to amenities. This is your chance to secure your own private getaway.

A good access road takes you from the front gate through to the rear of the block. Along this route you will find a large machinery style shed approx. 15x15m with high clearance, approx 1/3 of the floor is concreted. Easily storing tractors and further farm machinery and implements. A concrete pad runs the full length of the shed and was intended to be another dwelling but never finished. The possibilities are endless, or this area offers you a further hardstand for storage.

An ablution block is adjacent to the shed with its own septic system. An older set of yards with loading ramp are nearby with hay shed. These structures could do with some maintenance but it wouldn't take much to have them up and running. At the rear of the block with breathtaking views of the ranges and Mount Larcom sits the quaint cabin. This cabin is solid! The design is open plan with kitchen, living, bedroom, shower and toilet and its own septic system. Attached garage which is mostly enclosed with concrete floor. Externally the full-length verandah is the perfect place to sit, relax and enjoy the stunning views and breezes offered. A truly secluded rural paradise that should be appreciated.

Water: 2x 3,000L rainwater tanks, 1 on each of the buildings and equipped well with header tank. 2 Dams and seasonal Creek. There is also an unequipped bore located near the Well.

There is no mains power however, the cabin has Solar Powered lighting and a diesel generator with 240v inverter. The nearest power is located adjacent to the front boundary.

The property has fencing along 3 sides of the boundary but the land adjoining the State Forest is not fenced.

Previously used to grow a commercial size Paw Paw plantation and a variety of other fruits and vegetables. Watered by the well.

The land is undulating and usable. A combination of gently rolling hills and valleys going back to the Range at the rear.

If you are looking for a rural property to spread out and enjoy the serenity but need to be minutes to amenities. Put this one on your list. The rustic charm of this property will not be lost on any prospective purchasers. Call Stacey Marjoram for your opportunity to inspect 0438 728 769.

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