

**11 East River Pines Drive, Delan, QLD, 4671**

**Land For Sale**

Saturday, 11 January 2025



11 East River Pines Drive, Delan, QLD, 4671

Type: Land



Bill Law

0427599907

## **Burnett River Frontage In Prime Position & Absolute Fresh Water Frontage to Catch Your Own Barramundi**

This fabulous property is on a bend in the Burnett River, so you get extraordinary views both up & down the river, plus across. Try and imagine catching barramundi on your own part of the Burnett River, under the shade of large gum trees with the birds singing, and no other noise!

The property offers privacy yet is less than 40 minutes to Bundaberg & about 15 minutes to Gin Gin.

A well-constructed weekender offers good accommodation and excellent river views, and an attached verandah offers further space for peaceful lifestyle. The weekender is connected to solar power allowing for many features of home life, such as a fridge (12volt), lights, to be available. The kitchen features, Gas hot plate, double bowl sink, and ample shelving.

Mains power crosses the block and is available to be connected.

There is a large caravan, approx. 18 foot under roof, which offers further room for family and guests, plus it also has great river views etc.

A fertile and flat area near the riverbank was once under cultivation, and with a small investment could be an orchard, small crops, etc. and each river block has an allocation of 1ML.

The property is of 8.74 hectares, approx. 21 acres and very suitable for livestock, should the new owner wish, say a combination of horses & a house cow? The property is fenced and has good access from the road to the river.

Summary:

- Fresh water frontage on the Burnett River, catch your own barramundi
- Specular river views, incredible unrestricted views both to the west & east route of the Burnett River
- Area of 8.74 hectares (approx. 21+ acres)
- Ideal weekender with mains power
- Bedroom, family area, shower, food preparation
- Plus, a secondary residence, large caravan under roof
- Offers privacy yet less than 40 minutes to Bundaberg & about 15 minutes to Gin Gin
- Fabulous river soils etc. allowing for development of orchard, cropping etc.
- Property is largely flood free, along the riverbank in 2013, there was some flooding but was considered minor
- Seldom do properties of this quality become available, owner has personal reasons for sale
- Offered for sale at \$550,000

Contact Bill Law from Galaxy Real Estate for a private inspection.

**\*\*Agency Advertising Disclaimer:** Galaxy Real Estate have been provided with and have made every effort to verify the correct details of the above information, however, the agent, vendor, nor illustrator cannot provide any guarantee or be held responsible for any omission, undertakings, wrongful inclusion, mis-description or typing errors in this marketing material. All interested parties should enquire and are responsible for their own independent evaluation to determine if the information is accurate. Any information intended to be relied on should be independently verified and the necessary due diligence be conducted.