

**11 Lindy Drive, Rules Beach, QLD, 4674**

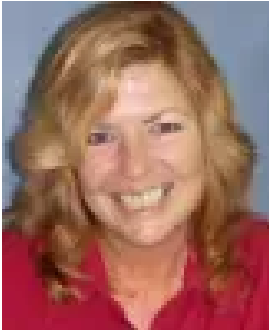
**Land For Sale**

Tuesday, 19 November 2024



11 Lindy Drive, Rules Beach, QLD, 4674

Type: Land



Sue Robertson

0439356272

## 75 ACRES ONLY 8KM FROM RULES BEACH

Here is your opportunity to buy 75 acres (30.32ha) in Rules Beach where you have only a 5 minute drive to this lovely quiet beach and a concrete boat ramp on tidal Baffle Creek.

A track has been pushed well into the block and an area cleared making it easy for you to bring your caravan or set up camp when you get days off. Come and enjoy the privacy, peace & quiet we all love about this area.

Ranging between approx. 11m to 22m above sea level, the property is 3.1km as the crow flies from the ocean. One boundary has been cleared and there are two seasonal creeks. Vegetation is very diversified throughout the block as you can see in the photos.

This is a great area for families with children to spend quality time exploring the tidal creeks, Rules Beach and Wreck Rock Beach in the Deepwater National Park. If you have a 4WD, you can access Agnes Water/1770 through the National Park which is a lovely drive.

Telstra mobile reception is good and you only have approx. 3.4km of gravel road to get to the property.

If you decided to build, both primary & high school children can catch the school bus close by and rubbish bin collection is available. Rates are approx. \$1,100.00 per year and mail can be delivered 5 days a week. Coles will also deliver to your door.

Approx. distances: Baffle Creek facilities 16km, Bundaberg 102km, Agnes Water 69km, Gladstone 131km, Rules Beach 8km, Flat Rock Picnic Area & boat ramp on Baffle Creek 6km.

Copy and paste these co-ordinates 24 28 44.32 s 151 59 46.26 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me.

Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :)

Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.