

**13 Church Road, Greenvale, QLD, 4816**



**Land For Sale**

Tuesday, 26 November 2024

13 Church Road, Greenvale, QLD, 4816

Type: Land

## 8.47 HECTARE BLOCK RETURNING \$800 PER WEEK

### WHAT AN OPPORTUNITY

This huge 84,680m<sup>2</sup>, 20.93 acre, 8.47 hectare block is currently home to the UGL donger camp that houses most of the UGL workforce in Greenvale and returns \$800 per week. UGL are on a periodic lease until March 2025 and there is every chance that they will extend, as they have recently moved more workers to the site.

The land includes a lined donger and 40ft container (with whirlybirds on the roof) that are linked with an overhead pergola.

There's a bore at 76ft that delivers remarkable drinking water for the whole camp.

The lot is fenced, has had considerable earthworks and laser levelling carried out on it to make it beautifully flat and has it's own sewerage treatment plant onsite.

The friendly community of Greenvale is located 203 kilometres north of Charters Towers along the Gregory Development Road and 235kms north west of Townsville, North Queensland.

The town has many amenities for the locals, including a Police Station, Post Office, Olympic sized public Pool, Seniors Centre, School, Ambulance service, a Grocery delivery service, Roadhouse, and the 3 Rivers Hotel made famous by Aussie Legend Slim Dusty.

The town sits in the midst of gem fields and areas of valuable minerals. The population of Greenvale today is 238, but is expected to burgeon into the thousands with future planned development.

This is a community that is seeing the beginnings of what is set to be a big period of growth...

<https://www.defence.gov.au/business-industry/finding-opportunities/local-business-opportunities/greenvale-training-area>

<https://blog.iseekplant.com.au/blog/north-queensland-set-for-major-1.3-billion-nickel-and-cobalt-project>

<https://www.naif.gov.au/media-centre/71-million-naif-funding-for-north-queensland-fertiliser-project-creating-more-than-500-jobs/>

<https://sconi.com.au/project>

For more information call The Martins at Helen Munro Property

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THE MARTINS REAL ESTATE