



## 18 Bon Vista Road, ARALUEN, QLD 4570

That's not a Shed, THIS is a SHED! – Build Ready in Araluen!

**6,131.00 square metres,**

READY TO BUILD - This is for you!!! - 1.5 acres, Shed, Water, Power, Sewerage done!

Set on a spacious 6,131m<sup>2</sup> (approx. 1.5 acres) in sought-after Araluen, this property is an absolute standout for those chasing shed space, storage, and the freedom to build their dream home.

The centrepiece is an impressive 18x18m shed with a fully enclosed 7.5m x 18m section, complete with three electric roller doors (one with high clearance).

It's fully equipped and ready for work or play, featuring:

- \* 3 phase power
- \* Hot water system & UV water filtration system
- \* Passive AES wastewater system

**TYPE:** For Sale

**INTERNET ID:** 22P1597

**SALE DETAILS**

**\$695,000**

**CONTACT DETAILS**

**Elders Real Estate Gympie**

153 Mary Street

Gympie, QLD

07 5482 6444

**Casey Hart**

0434 163 113

- \* Ember-proof gutter mesh
- \* LED high bay lights
- \* Air-conditioning
- \* Bathroom + plumbing for a kitchenette
- \* Mezzanine level for added storage or workspace
- \* Remote security system with 5 cameras

Outside, there's no shortage of water with a total of 25,000L tank capacity on the shed, plus 3 x 25,000L tanks for the house site. A reliable water bore with taps plumbed throughout the block keeps everything green with ease.

Best of all, the house pad is cut and ready to build, with power and communications already connected giving you a massive head start on creating your ideal acreage lifestyle.

Located 9 mins from Gympie Centro Shopping Centre, 4 mins to Victory College, 53 mins to Noosaville and 1hr and 48mins to Brisbane Airport.

Whether you're a tradie with lots of toys, hobbyist, or just craving space and self-sufficiency, this is a rare chance to secure a well-set-up property in a tightly held pocket.

Please note this property is under surveillance, inspections are via appointment only. Please contact Casey Hart to book your inspection now - 0343 163 113

- Land Area 6,131.00 square metres















