



3648 Esk-Hampton Road, RAVENSBOURNE, QLD 4352

Prime Ravensbourne Acreage Opportunity!

18.46 hectares, 45.61 acres

Tucked away in a peaceful pocket just off Esk-Hampton Road, this beautiful lifestyle block enjoys sweeping elevated views across the surrounding countryside, with a designated house site and nearby hardstand area-perfect for your dream home and ideal for a large shed, workshop, or additional infrastructure.

Bitumen road frontage makes access easy, and the location is hard to beat, being only 10 minutes to Hampton, 20 minutes to Crow's Nest, 25 minutes to Highfields, and just 40 minutes to Toowoomba CBD. Brisbane is also under two hours away, offering the perfect balance of rural lifestyle and city convenience.

The land has been gently cleared to showcase the natural beauty of the Ravensbourne district, while still maintaining privacy and character. It's quiet, secluded and full of potential. Power is already taken care of, with a three-phase transformer and connection point already on the property. There's also a two-bedroom weekender, complete with a wood heater, gas cooking, hot water and bathroom. With a few finishing touches, it could be a comfortable base while you build or simply a relaxing weekend escape.

TYPE: For Sale

INTERNET ID: 300P183994

SALE DETAILS

Expressions of Interest!

CONTACT DETAILS

**ELDERS RURAL
SERVICES AUST LTD**
SW1, Level 1, 52 Merivale
Street
SOUTH BRISBANE, QLD
07 3840 5522

Zac Turley
0477 300 121

While the property is not fully fenced, it offers a blank canvas for buyers to tailor the boundaries to suit their needs. It will be sold on an as-is basis, allowing you to take it forward in whichever direction suits your vision.

It's easy to imagine this block simply serving as a boutique acreage home site, surrounded by some of the region's most impressive rural estates. Ravensbourne and the surrounding areas have long been known for their premium lifestyle properties, with a strong track record of high-end acreage sales. So, while you're buying at today's value, you're also investing in a location with proven capital growth and enduring appeal.

Adding to its appeal is the bespoke 'The Dairy' wedding venue just down the road, which continues to grow in popularity. With that in mind, this property also presents exciting potential for short-term accommodation, whether through Airbnb for wedding guests or subject to council approval, a future zoning change to allow for a caravan park or mixed-use accommodation and parking. The location, views, and existing infrastructure make it a compelling option for those thinking beyond the traditional.

With regular visits from native birds, deer, and other local wildlife, the property also offers a peaceful nature retreat feel, perfect for those seeking space, serenity and a connection to the outdoors.

Additionally, a 4WD Kubota tractor and 3m Rhino twin disc slasher is available to purchase separately, providing a practical option for buyers looking to maintain or further develop the land.

This is one of those properties you need to walk to truly appreciate. The views, the privacy, and the possibilities are hard to capture in words.

To arrange your private inspection, contact Zac Turley on 0477 300 121, or feel free to attend one of the scheduled on-site inspections.

What Makes This Property Special:

- Airbnb potential (subject to TRC approval)
- Panoramic views from a clear, elevated house site
- 3-phase transformer and connection point on property
- Hard stand area
- Two-bedroom, weekender set on solid steel stumps
- 1 x 8,500-gallon water tank connected to the weekender
- 2 x 8,500-gallon Bushman rainwater tanks at the hard stand area
- 20-foot shipping container
- Natural orchard with Queensland nut, avocado, mango, lemon, loquat, and pecan trees
- Close to NBN tower for excellent phone and internet reception
- Mature bloodwoods and gum trees providing character and shade
- A mix of grasses including kikuyu and couch.

- Just a stone's throw from the top of the Great Dividing Range.

Distance to Key Locations:

- Hampton 10 mins (10.2 km)
- Crow's Nest 20 mins (22.2 km)
- Highfields 25 mins (29.7 km)
- Esk 30 mins (35.7 km)
- Toowoomba CBD 40 mins (42 km)
- Brisbane 1 hr 55 mins (135 km)
- Sunshine Coast 2 hrs 20 mins (173.7 km)

School Catchment:

- Prep to Year 6: Geham State School
- Year 7 to Year 10: Crow's Nest State School
- Year 11 to Year 12: Highfields State Secondary College

Rates & Details:

- General rates (Â½ yearly): \$2,900.18
- Local Government Area: Toowoomba Regional Council
- Real Property Description: Lot 1 on Registered Plan 203773
- Allotment Size: 18.46 Ha / 45.62 Acres *
- Property zoning: Rural

Advertising Disclaimer:

While we have taken great care to provide accurate information, we deny liability for any errors, omissions, inaccuracies, or misstatements that may appear. Prospective purchasers are encouraged to independently verify all details before making any decisions.

- Land Area 18.46 hectares



