



276 Hell Hole Creek Road, PRESTON, QLD 4352

"Sanite-Maxime Estate" 247 Acres of Lifestyle & Development Potential!

99.96 hectares, 246.99 acres

Adventure down Hell Hole Creek Road to find a piece of paradise and tranquility at "Sainte-Maxime Estate" on 247 acres or 100 hectares of rural uplands zoned countryside. Offering privacy, character, versatility, huge potential, and a retreat like lifestyle property boasting extraordinary panoramic views from several magnificent sites upon which to build your dream home. Complete with a new shed and solar system, the property is just a 15 minute drive to Toowoomba's vibrant CBD, and all that the wider progressive city has to offer.

The property boasts approximately 13 acres of beautiful gently undulating open cleared land comprised of three separate areas that are Certified by the Department of Resources under Property Map of Assessable Vegetation (PMAV), ensuring these pristine areas will remain open and cleared, free from any future vegetation protection imposition, or Koala Habitat Overlay.

These areas are situated in off the property's road frontage tucked away from public view ensuring your peace and privacy with the added appeal of the majestic Mount Campbell soaring toward the clouds in the background bordering the Southeast corner

TYPE: For Sale

INTERNET ID: 300P186397

SALE DETAILS

**Expressions of Interest
Closing 25th Nov.**

CONTACT DETAILS

Elders Real Estate

Toowoomba

202 Hume Street
Toowoomba, QLD
07 4633 6500

Murray Troy

0400 772 210

of this land. The property represents a perfect and beautiful setting upon which to create and develop your unique lifestyle property adventure.

The shed is 12m x 6m in total including an open sided end bay. It features high clearance, two roller doors one of which is remote controlled, a personal door, insulated roof, a practical concrete apron across the front, and a service path around the perimeter of the shed.

A 5,000 litre slimline rainwater tank collecting off the shed has a pressure pump, and the property has three dams, one of which is currently full, a picturesque feature in view below the shed and one of the many superb home sites.

The solar system is comprised of a 5-Kilowatt Inverter, 10 x 260 watt solar panels, and power storage in four gel batteries. The shed and solar system make for a comfortable weekender facility.

This unique property has excellent potential to develop and has a range of land-use activities listed by the State Planning Scheme as contemplated development within its zoning. These include - a dwelling, Bed and Breakfast venue, caretakers residence, Eco Tourism Facility, Outdoor Entertainment Venue, Telecommunications facility, and a range of other recreational, educational or tourism related uses are all supported in this zone.

Camping and glamping, bushwalking, horse riding, bike riding, bird and wildlife watching are just a few examples of ways to enjoy this enormous parcel of pristine escarpment bushland.

A 1909 Massy Harris Planter Machine made in Canada, was retrieved from the bush on the property and lovingly restored to make a unique special garden feature which proudly now rests adjacent to the shed as a garden feature. It is a unique and interesting inclusion with the property, that is symbolic of a bygone era and testament to those pioneers who have established land like this around the turn of the century.

SAINTE-MAXIME ESTATE is a property that must be seen to fully appreciate its appeal and potential.

Rates: \$1,435.21 per half year â## Lockyer Valley Shire Council

Inspections are strictly by appointment.

Call Agents Murray Troy on 0400 772 210 or Trevor Leishman to arrange your inspection.

Expressions of Interest are invited and Closing Tuesday 25th November, @ 12:00 pm (If not sold prior).

- Land Area 99.957354 hectares





