



## Siding Road, BEECHER, QLD 4680

Where the Bush Meets the River - 3Ha Ready to Build

**3.00 hectares, 7.42 acres**

Elders Gladstone and Tannum Sands is privileged to be bringing such a parcel of land to the market. Rarely does an opportunity like this arise in Gladstone.

Nestled among the native bushland of the Calliope River corridor, this stunning 3-hectare parcel offers the perfect canvas to create the lifestyle property you've always imagined.

With a generous 6,800m<sup>2</sup> building envelope already in place, the hard work has been done - simply bring your vision and build in one of the most breathtaking natural settings in the region. Surrounded by towering gum trees and backing onto the Calliope River, this is peaceful, private living at its finest.

The western boundary meets the Calliope River, with a lush native bush corridor providing privacy and a natural habitat teeming with wildlife - just a short 200-metre walk to the water's edge. The river is yours, beautifully framed by the landscape.

**TYPE:** For Sale

**INTERNET ID:** 300P198252

**SALE DETAILS**

**Offers over \$599,000!**

**CONTACT DETAILS**

**Jay Murray-Lowe**  
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From above, the appeal is undeniable: rolling cleared land, a lush bush fringe, and that ever-present river winding through the landscape - a scene that will never grow old from your future verandah.

Property Highlights:

- 3 hectares (approx.) of prime land
- Designated 6,800m<sup>2</sup> building envelope
- Calliope River frontage - approx. 200m walk to the water
- Cleared and ready to build
- Established native tree canopy for shade and privacy
- Shared dam
- Trickle-fed water connection at the front of the property
- Dedicated driveway with electric gate
- Fenced house yard with established fences to neighbours

Whether you're dreaming of a rural retreat, a riverside homestead, or a forever home surrounded by nature, Lot 55 Siding Road delivers the space, serenity, and setting to make it real.

Note: This property will be sold subject to registration of the new title

Opportunities like this don't last - contact us today to secure your slice of Queensland paradise.

- Land Area 3.0020 hectares



