



## Sims Road, TOLGA, QLD 4882

Blank Canvas and Breathtaking Views

**24.78 hectares, 61.23 acres**

With breathtaking views across the Tablelands and conveniently located between Atherton and Tolga, this 24.78HA (61 Acres\*) property offers a rare opportunity to secure usable land in a tightly held area. Currently used for grazing, the land is gently undulating, has full boundary fencing and a water supply from the Bones Knob Water Board.

The elevated position offers a panoramic outlook towards Atherton, providing the ideal backdrop for your rural dream. Whether you're ready to build your dream home, run livestock, or simply enjoy the space and serenity, this is the ultimate blank canvas to shape your future.

Key features include:

- 24.78 hectares (approx. 61 acres) of gently undulating land
- Fully fenced and currently used for cattle fattening

**TYPE:** For Sale

**INTERNET ID:** 30P1835

**SALE DETAILS**

Offers Invited

**CONTACT DETAILS**

**Malanda**

21 James Street, Malanda

Malanda, QLD

07 4096 5666

**Michelle Raso**

0428 116 136

- 1,050kL/year water allocation from Bones Knob Water Board
- 4km to Tolga
- 6km to Atherton

Land of this size and proximity to town is a rare find in today's market. With no existing infrastructure to fix up or repair the property offers a true blank canvas giving you the freedom to do things your way. Contact Exclusive Elders Agent Michelle Raso on 0428 116 136 for more information or to arrange your inspection.

- Land Area 24.78 hectares



