



Pelican Back Road, CHINCHILLA, QLD 4413

201 ACRES OF OPTIONS AND OPPORTUNITY CLOSE TO TOWN

Positioned just 20km northeast of Chinchilla in the tightly held Chinchilla Canaga district, this 81.44 hectare (201 acre) holding presents an outstanding rural opportunity.

Set on Lot 34 RP848735 within the Western Downs Regional Council, this freehold property offers a desirable mix of productive grazing country. The land comprises predominantly Box, Kurrajong and Wilga soils, gently transitioning to Coolabah creek flats. The majority of the block has been cleared, retaining attractive timber belts along the creek line, with a combination of natural open grasslands and improved pastures including Buffel.

Water security is a key feature, with approximately 2.6 kilometres of frontage to Charley Creek, complemented by two dams and a series of lagoons and waterholes that follow the natural waterways.

Fencing is well established, with near-new boundary fencing along the eastern road frontage and the remainder being stock-proof. The property also benefits from bitumen road access, power nearby, and essential rural services including mobile reception, regular mail delivery and school bus access.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 50P1083

SALE DETAILS

Offers around \$629,000

CONTACT DETAILS

Chinchilla

69 Heeney Street

Chinchilla, QLD

07 4669 1966

Di Ewen

With its balance of usability, water resources and location, this property is ideally suited to cattle grazing, equine pursuits, or as a peaceful rural retreat.

Properties such as this are hard to find and rarely come to the market. Your inspection is highly recommended to fully appreciate what is on offer.

There is an opportunity to secure a lifestyle residence that shares the southern boundary.

For further information or to arrange a private inspection, please contact Di Ewen on 0428 627 647.

NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details.

