



Lot 4 Mayne Street, TIARO, QLD 4650

DEVELOPMENT READY LAND WITH STRONG UPSIDE

14.16 hectares, 35.00 acres

Set on an expansive 35 acres (approx) and zoned Low Density Residential, this outstanding property presents a rare and versatile opportunity in a highly strategic location, with the Tiaro bypass already underway and set to further enhance accessibility and future growth in the region.

Appealing to a broad range of buyers, from lifestyle purchasers to investors and developers, the property is exceptionally well-suited as a base for a small-scale farming or rural lifestyle operation. Existing improvements include three large sheds providing ample storage or workspace, established cattle yards, and a substantial dam that offers a reliable water source for livestock, irrigation, or general farm use.

The land itself is well-positioned and offers multiple potential building sites, allowing flexibility to design and construct a home or additional infrastructure to suit your needs. Whether you're envisioning a private rural retreat, a working hobby farm, or a long-term investment, there is plenty of space to build well back from the road, ensuring privacy and a peaceful setting.

TYPE: For Sale

INTERNET ID: 72P16924

SALE DETAILS

\$950,000

CONTACT DETAILS

Curra Country
Shop 1 Birdwood Drive
Gunalda, QLD
07 5484 6755

Tim Broadbent
0436 005 293

In addition to its current usability, the property holds exciting future development potential. With its Low Density Residential zoning, there may be an opportunity to subdivide the land into smaller allotments, subject to council approval. This presents a compelling prospect for developers or land bankers looking to capitalise on the area's continued growth. All interested parties are encouraged to conduct their own due diligence with the relevant authorities regarding subdivision and development possibilities.

Tiaro itself is a tightly held and steadily growing township, recognised as a popular stopover point for travellers and a convenient hub for locals. The town offers essential amenities including a FoodWorks, local pub, caf  , and park, contributing to its welcoming community feel and increasing demand for residential land in the area.

Strategically located, the property is just over 20 minutes to Maryborough, approximately 45 minutes to Gympie, around 1.5 hours to the Sunshine Coast, and roughly 2.5 hours to Brisbane. With major infrastructure improvements underway and regional growth continuing to rise, this location offers both immediate lifestyle benefits and strong future upside.

Combining scale, infrastructure, flexibility, and development potential, this is a standout opportunity to secure a substantial parcel of land in one of the region's emerging growth corridors.

Opportunities like this don't last long contact Tim (0436 005 293) or Stella (0481 793 300) today to arrange your inspection.

N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time.

DISCLAIMER:

" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".

- Land Area 35.0000 acres



