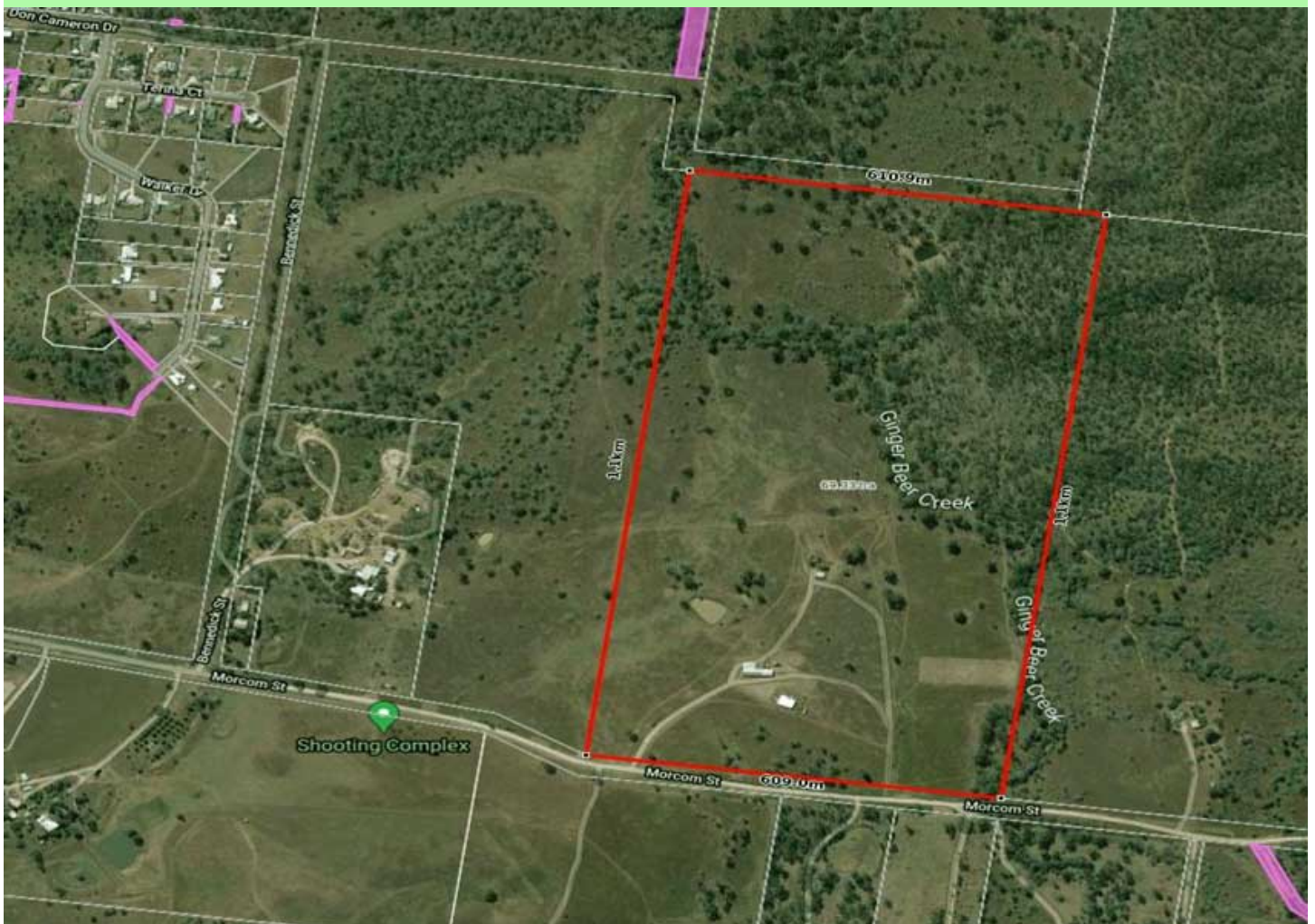


Great Development Opportunity 69.33ha Calliope near Gladstone Qld.



211 Morcom Street, Calliope Qld.

POA

This 69.33ha property is about 25km or 25 minutes to the Gladstone CBD. Part of the property is a 4 bedroom all brick colonial style house with wide verandas. Also part of the property are ten stables, a 28 X 12 metre barn style shed with 7 roller doors, and another 16 x 12 shed. This part is about 19ha and could be subdivided off.

LION 
LAND MARKETING

Klaus 0409 496 066
Klaus@lionlandmarketing.com.au

211 Morcom Street, Calliope Qld.



This property has a 2 road frontage to Morcom Street and Don Cameron Drive to the north. Initial discussion with the Council has occurred. The Council want village style blocks, which are about 850-1000m². Which would give you about 650 to 700 residential village style blocks depending on the way the subdivision is designed and it is subject to Council approval. The Council also encouraged old people units because the access to all shops would be within walking distance.

Calliope Central Shopping Centre and the Calliope State High Schools are only a short walk from the north-western corner of the property along Don Cameron Drive, which is partly unsealed.

Calliope Central Shopping Centre is at 2041 Dawson Highway, Calliope and offers you Drake Supermarket, Chemist, Doctors, Blood Bank, Feed shed, Coffee Shop, Chicken treat, Bank, Accountants, and more.

The owner has informed me that the Power, Phone and Sewer is located at the High Schools on Don Cameron Drive, Town Water is at the end of Don Cameron Drive, which is not far from the north-western corner of the property.

211 Morcom Street, Calliope Qld.



211 Morcom Street, Calliope Qld.





Life Style:

To Lake Awonga is about 26km, great for Barramundi fishing. To Tannum Sands beach is only about 27.5km. The Great Barrier Reef is only a short boat ride away great for diving and fishing.

Boasting the highest boat ownership per capita, life here in **Gladstone** centres around the water, which makes sense when you're smack-bang in the centre of the Southern Great Barrier Reef coast.

This quiet and undeveloped region is synonymous with boating, camping, and fishing along secluded beaches, national parks, creeks, and lakes. Access pristine coral cay reef islands such as Lady Musgrave Island from the seaside town of 1770 and Agnes Waters, or from Gladstone Harbour Heron Island.





LION LAND MARKETING

LION
LAND MARKETING



Klaus Ferck

The Trusted Name In Property For Over 32 Years

Principal

LION LAND MARKETING

klaus@lionrealty.com.au

M: 0409 496 066 / Ph: 07 3279 7718

www.Lionlandmarketing.com.au

Disclaimer: All information contained herein is gathered from sources including the current owner we consider to be reliable however, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

LION
LAND MARKETING

1300 138 185