

That's an error.

That's all we know.



















447 Burrum Heads Rd, Burrum Heads



## PRIVATE RIVER FRONTAGE – 123 ACRES OF OPPORTUNITY AWAITS

Privately nestled amongst the surrounding bush and boasting its own private river frontage this extremely rare property is bursting with potential.

Often sought, but rarely found, this property combines so many of the attributes providing you with an unparalleled level of privacy and seclusion.

Immerse yourself in the captivating surroundings as you explore the grounds, with an array of wildlife and nature ever present this property embodies quintessential rural living.

With a cosy 3 bedroom cottage already established, 5 dams, 750 meters of saltwater river frontage, sheds and wide open spaces, 447 Burrum Heads Road Burrum Heads offers its new owners endless possibilities.

An established, fully irrigated orchard also provides an opportunity for the new owners to earn income from their investment with existing local markets opportunities or farm gate possibilities.

Astute investors may also see potential for eco tourism, caravan and camping sites, potential wedding venue and more...this property also has the potential to be subdivided, after obtaining the relevant Council approvals.

Offering sublime tranquillity and endless space the choice is yours – enjoy the existing cosy cottage or use this blank canvas to create the ultimate family residence with sprawling entertaining areas, a swimming pool and your own stunning leafy gardens.

This property enjoys the convenience of proximity to the coastal township of Burrum Heads, known for its welcoming community and endless sandy beaches.

Perfectly positioned to bask in the idyllic surroundings while remaining conveniently close to all that Burrum Heads has to offer, this property ticks all the boxes.

Cosy Cottage Features:

- Kitchen with island bench, gas stove, rangehood, pantry and dishwasher
- Living Area with log heater

52.00 ac

**Price** OFFERS OVER  
\$1,800,000

**Property Type** Residential

**Property ID** 10591

**Land Area** 52.00 ac

### AGENT DETAILS

Shane Laraghy - 0434 342 232

### OFFICE DETAILS

Hervey Bay and Burrum Heads  
1/3 Ivor Drive Burrum Heads, QLD,  
4659 Australia  
0434 342 232



- Dining area
- 3 bedrooms with ceiling fans - 2 bedrooms with air conditioning
- Modern bathroom
- Undercover Outdoor Entertaining Area

Additional Highlights:

- Subdivision possible with Council approvals
- 750 meters of Saltwater River Frontage with Vehicle Access Available
- Established Orchid
- Mature Shed Trees
- Fenced
- Powered Shed / Workshop including some farm equipment
- 4 Car Carport
- 5 Dams

How far to where:

- 11 minute drive to Burrum Heads Chemist, Medical Centre, Hairdresser
- 13 minute drive to the water and boat ramps
- 13 minute drive to Burrum Heads town centre (Foodworks, Butcher, Baker, Fish & Chip Shop);
- 23 minute drive to Yaralee State School & Xavier Catholic College;
- 26 minute drive to Hervey Bay - Hervey Bay offers both public and private hospitals and major retail shopping centres along with airport facilities providing direct links to Brisbane and Sydney.;
- 2 hours and 15 minutes drive to Sunshine Coast;
- 3 and a half hours drive to Brisbane.

An exceptionally rare offering this is not an opportunity to be missed. Get in touch with Shane on 0434 342 232 today for further enquiries and to arrange your private inspection. Properties like this do not present themselves very often, so make the most of this rare opportunity.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*