

That's an error.

That's all we know.



















52 Eden St W, Walkers Point



## 11 ACRES & OVER 140M OF RIVER FRONTAGE HOUSE & LAND

On offer here is a very unique opportunity to secure circa 11 acres and approximately 140m of Mary River frontage on property one (52 Eden) & join it up with another circa 13 acres and approximately 100m of Mary River frontage on property 2 (68-74 Eden) both of which are on the market for sale at the same time!

This property (52 Eden) does have a large dual living house comprising 3 bedrooms as well as a 2 bedroom attached granny flat which is ripe for renovation along with double bay shedding and livestock shedding as well as a dam and an in-ground swimming pool.

The house does have a number of living spaces with a formal dining room and family room and the granny flat has a storeroom as well as its own bathroom.

Horse lovers will enjoy the multiple paddocks and the shed which has been converted into two horse stables as well as a carport.

The property is in need of some love however could be returned to its former glory with the right owner.

The property also boasts a number of secondary potential new home sites with water views as well if you were of the mind to create a blank canvass and build your own dream home!

All of the home sites are well out of potential flood reach and if you enjoy nature and privacy then you'll realise very quickly upon inspection that you've found your place.

Don't underestimate the potential of this property and particularly the combined development potential of acquiring both 52 Eden St and 68-74 Eden St which, when combined, would give you almost 25 acres of waterfront property, with 3 houses, 2 swimming pools, 2 dams, multiple sheds & approximately 240m of direct river access.

Interested parties should contract Justen Tillman from Blue Moon Property Maryborough on 0412 262325 to arrange a private inspection.

*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.*

4 2 2 11.00 ac

**Price** SOLD for \$490,000  
**Property Type** Residential  
**Property ID** 5705  
**Land Area** 11.00 ac

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Maryborough  
 247 Adelaide St Maryborough, QLD,  
 4650 Australia  
 0741222233

