

FOR SALE



## 54 Hinrichs Road, Rosedale

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Why spend precious time maintaining large acreage when these very attractive 5 acres (2.09ha) are the perfect size for those who want to enjoy living on acreage but who also want to relax and enjoy their time off. Fishing and boating on our lovely tidal Baffle Creek is only approx. 17km. I have included two photos in of the creek.

Overlooking a lovely dam, the shed has a concrete floor and has 3 roller doors plus a PA door. Power is connected to a meter box on a pole just in from the front boundary and rainwater is collected in a poly water tank. There is a nice house site further down the block which would also give you a

**Price:** Offers Above \$200,000

**View:** [remax.com.au/property-details/20860532](https://remax.com.au/property-details/20860532)

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RE/MAX Coastal Lifestyle, Baffle Creek

lovely view over the dam.

Ranging between approx. 30m & 36m above sea level, the block is mostly cleared and fully fenced with goat wire down one boundary. Besides the large dam, there is also an equipped bore.

Only 2.5km from Rosedale, the road is bitumen to the front gate regardless of whether you are coming in from the north or south.

If you decided to build, rubbish bin collection is available and mail is held at the post office for pick up. School children can easily walk to the Rosedale State School.

Rosedale offers a pre-school to grade 12 school, kindy, hardware, post office, hotel and general store with fuel.

Approx. distances: Rosedale 2.5km, Bundaberg 58km, Gladstone 127km, Agnes Water 55km.

Copy and paste these co-ordinates 24 37 11.88 s 151 55 05.95 e into google earth to look at the property and area by satellite. An image showing boundaries, other relevant maps along with a good map of the area can be emailed if you would like to contact me.

Well known for good fishing, crabbing and prawns, Baffle Creek is an undiscovered area and thus quiet and peaceful. Bitumen roads from north or south, most of our blocks are 40 acres or larger which helps ensure your privacy. Crocodile & box jellyfish free, there are 4 tidal waterways and beautiful unspoilt beaches. Add a sub-tropical climate to all this and what do you have - paradise :)

Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled. Boundaries I've marked on the photos are indicative only.