



**731 Fishermans Pocket Rd, Fishermans Pocket**



## TRANQUIL 33.85 ACRES WITH RIVER FRONTAGE!

Looking for a beautiful and peaceful acreage property with a water licence and room for all the toys? This 33.85 acre riverfront property with water license gives endless opportunities. Whether you're into fishing, kayaking or looking to keep livestock this property caters to all lifestyles with its expansive acreage and river access. There is a flat area perfect for crop growing. This expansive 33.85 acres with 700m of Mary River frontage has drivable access down to river.

This property also boasts a three-bedroom, one-bathroom home that is ideally positioned to capture breathtaking views of the Mary River and the surrounding farmland. The house features ceiling fans, air conditioning with open plan living and raked ceilings for an added sense of space. Outdoors, you'll find a deck perfect for soaking up the serene landscape and a shed for all your storage needs. The house is set high on the land providing awe-inspiring views from every angle. This solid steel frame house has 3 double sized bedrooms, near new bathroom, open plan living, raked ceilings, air conditioning to master bedroom and lounge and a slow combustion wood stove. Huge undercover outdoor deck perfect for entertaining while relaxing looking out at the breathtaking views

Double garage with 5 carport bays all have power connected. Ideal for fishing enthusiasts or those looking to keep livestock.

25 meg Water License that transfers throughout the property with 2-inch underground waterline from river uptake to upper level. Solar pump and

3 1 7 13.70 ha

<b>Price</b>	\$1,120,000
<b>Property Type</b>	Residential
<b>Property ID</b>	855
<b>Land Area</b>	13.70 ha

### AGENT DETAILS

Pete Angle - 0438 864 158  
Keryn Angle - 0434 379 533

### OFFICE DETAILS

One Agency Gympie  
0438 864 158

**ONE** AGENCY  
GYMPIE

firefighting pump as the core of the irrigation system are included in sale.

3 acres with rich soil near river front perfect for market gardens and plenty of water. Brand new 40mm irrigation system in place through Bamboo Plantation with a combination of irrigation sprinkler heads and plant sprays.

Business Opportunity with infrastructure for a bamboo nursery. 20,000 gallon domestic tank used from rainwater catchment, 5,000 gallon and 1,000 gallon tanks are part of irrigation system. Drive access down to riverfront for some fishing, kayaking, rock climbing or camping.

Only 15 mins to Bruce Highway and Gympie CBD, and the new Gympie by-pass opening soon for easy access to Sunshine coast This is a unique opportunity to secure a riverfront acreage in the highly sought after location of Fishermans Pocket, riverfront properties like these rarely come available. If you've always dreamed of owning a private acreage home than this might just be your chance!

***Don't miss out on the chance to become part of the fantastic and close-knit community. Get in touch and arrange an inspection with Pete today!***

Although ONE Agency Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. ONE Agency Gympie urge all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.

*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.*