







92 Clifford Avenue, Yabulu

Luxury Architect-Designed Acreage Retreat on 26 Picturesque Acres

Luxurious 26 Acre Living with River Access

Your Oasis Awaits near-new masterpiece perfectly positioned on 26 acres of level, usable land with direct river access. Offering a seamless blend of modern luxury and wide-open country spaces, this exceptional property provides an unbeatable lifestyle for the entire family.

It truly is a luxurious way to enjoy acreage life in the wide-open spaces simply doesn't get much better than this. Step inside to discover a thoughtfully designed home that is just a few years old and boasts the best of all modern luxuries. The heart of the home features a sleek, modern kitchen with stone benchtops and abundant cupboard space, flowing effortlessly into a large open-plan dining and lounge area. Expansive openings invite the outdoors in, leading you to a massive covered patio that oversees a sparkling in-ground pool-the ultimate setting for weekend entertaining.

The immediate 2 acre house block is securely enclosed with tall

4 2 8

FOR SALE
$1,650,000 - $1,720,000

VIEW
Sun 8th Nov @ 11:15AM - 11:45AM

AGENTS
Shane Lindo
0438 418 474
shane.lindo@ljhooker.com.au

AGENCY
LJ Hooker Townsville
07 44262125

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Interested parties must rely solely on their own enquiries.

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privacy fencing, creating a safe, manicured haven for kids and pets. Beyond the house yard, the property is a dream for hobby farmers, tradespeople, or equine enthusiasts. With an array of massive powered sheds, premium animal enclosures, and a deep-water dam across the remaining 24 acres, every detail has been catered for.

Whether you are looking to run livestock, work from home, or just enjoy the absolute tranquility and riverfront lifestyle, this property must be seen to be fully appreciated.

- 4 Spacious Bedrooms: Including a lavish master suite featuring a private ensuite and two walk-in robes.
- Gourmet Kitchen: Modern design with premium stone benches and loads of cupboard space.
- Open-Plan Living: A large, light-filled dining and lounge area that opens seamlessly to the outdoors.
- Family Bathroom: Features a separate shower and bath, with the convenience of a separate toilet.
- Functional Laundry: Opens directly and conveniently to the back garden area.
- Secure Parking: Double auto lock-up garage with direct internal access to the living area.

Outdoor & Entertainment:

- Entertainer's Dream: Massive covered patio perfect for hosting family and friends.
- Resort-Style Pool: Sparkling in-ground pool surrounded by beautifully manicured lawns.
- Self-Sustaining Lifestyle: Established veggie garden to grow your own produce.

Infrastructure, Sheds & Acreage:

- Premium House Yard: 2 acre enclosed with tall privacy fencing, securing the house, sheds, and pool area.
- Endless Land: 24 extra acres of level land featuring direct access to the river and a deep-water dam for livestock.
- Massive Storage & Workspaces:
- A huge three-bay shed with an additional open bay. * A 12m x 7m fully powered workshop shed.
- A colossal 16m x 12m deep bay shed (4.5m high clearance)- perfect for stables, a massive workshop, or storing heavy machinery, complete with water access.
- Animal Facilities: Well-appointed dog kennels, a dedicated dog run, and a fantastic chook pen.

Don't miss your chance to secure this ultimate acreage lifestyle. Contact me today to arrange your private inspection and experience 92 Clifford Avenue for yourself!

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MORE DETAILS

Property ID	4APHWK
Property Type	AcreageSemi-rural
House Size	302 m2
Land Area	105000 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Pool
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Grey Water System
	Water Tank











Shane Lindo 0438 418 474
Sales Agent | shane.lindo@ljhooker.com.au

LJ Hooker Townsville 07 44262125
Shop 18/39 Eyre Street, NORTH WARD QLD 4810
townsville.ljhooker.com.au | townsville@ljhooker.com.au

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