



12 Clares Road, Marian

Acreage Close to Mackay (MARIAN)- Here It Is - Refer to 3- D Virtual Tour & House Plan

The perfect blend of peaceful country living and city convenience, 4.44ha (10.9 acres) of usable land, this unique property provides exceptional water security.

IF your dream is a hobby farm, keeping horses, producing honey, or simply giving the kids space to roam, this property delivers endless possibilities while keeping you close to major amenities. Included are x5 water tanks (4x 6000 Lt cement + 1 x 6000lt poly), and an irrigation-capable bore with a 3-phase powered submersible pump.

The 'Besser-brick rendered' home was contracted to be built for the current owner in 2011 (completion 2012) - (Original plans & searches included in the 'Sale' plus 'Topography' of land holding) 'REFER to the 3-D virtual Tour' and 'House-plan' as reference to the Executive Home.

This home boasts Ducted Airconditioning plus is fully security screened with the aspect of a majority of the homes views to either 'Marian' - 'Marian Mill' or to 'Kinchant Dam' plus the 'Blue Mountains.'



LAND 44,400 m²

FOR SALE

Offers FROM \$1,850,000

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Gyprock internal walling, the solid 4-bedroom home features a generous living area and patio, stunning timber kitchen & vanities (MACKAY Cedar - Local sourced). Cabinets via Michael Depoali (Cabinetmaker)

The home is inviting, comfortable, safe with security screening throughout, plus has potential for a Granny flat or large Rumpus room conversion in the garage. To rebuild this home would cost today's current costs for 314m²

(Living area 182m² - Garage 48m² - Patio 48m² - extremely large patio + 2x Patio -refer to plan - 23m²)

The Property boasts and has to offer,

- 5x separate paddocks (All 4 Barb-wire with Galvanized post)
- Its own small stockyard for the cows, horses, or other animals
- Greenhouse (In as-is state - but included)
- 3x FARM Sheds - sizes not measured, measurements to come
- Mezzanine in the Commercial style shed included
- Solar to the property via 18x panels on Shed (can be increased)
- Multiple Fruit Trees plus WAS a Bee Farm for Multiple Years
- Development potential 4.44Ha or 10.9 ac based on Rural Development

Refer allotments now achieving 500k around pricing Walkerston - Marian

Proposal for a 40 allotment draft for the site (Pre-plan available to view)

Large Allotment Close to Marian Shopping Centre & Mackay CBD - Mackay

Storage potential for Contract - Mining or Other (Sheds or add Containers)

Possible multiple accommodation housing (If allowable via council)

- Phase Power has an abundance of 'Bore Water' (3-phase compressor)

Truck holding yard with pickup and drop off (If allowed via Council and approved)

Hold land as future value increases due to future subdivision in the area capable

The 3x Sheds on the property are

Shed 1 - Main Shed 162m² approx (18 L/m x 9L/m) - (Engineers Style Shed capable of internal crane gantry crane)

Shed 2 - Tractor Shed 105m² (15 L/m x 7 l/m) - built by 'All Style Garage'

Shed 3 - Honey process shed 74.9m² (9.99L/m x 7.5 L/m). This shed is insulated and garage door + pickup design

The owners have absolutely loved their time enjoying the tranquillity, space, and lifestyle this property offers. However, the time has come for them to move on to the next chapter. For more information, contact Joe Morabito of LJ hooker

Intending viewers are to produce Finance Approval (Current) as evidence, and if via Cash (Request letters from their bank stating funds to the asking value). This is an OWNER request and is not negotiable". Once you have supplied, only then will 'Private Inspection' be arranged.

All information has been obtained from the seller. The agent/s cannot verify their accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars.

MORE DETAILS

Property ID	FBCHUG
Property Type	Cropping
Land Area	44400 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	3 Phase Power
	Area Views
	Close to Schools
	Close to Shops
	Roller Door Access

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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