

Sold



1 Farm St, Kawana



## UNDER OFFER 1 Farm Street – 10 Acres on Two Titles – Rare Fitzroy Riverfront Offering

Number 1 for Address – Number 1 for Position!

Auction – 10:30am 19th July 2025

Offered to the market for the first time in 47 years, this exceptional riverfront property is a true gem. Set on the high bank of the magnificent Fitzroy is this 10 special acres on two titles almost in town. Whether you're seeking a picturesque, peaceful rural lifestyle enjoying the beautiful sunsets reflected on the river, room for horses, or even possibly a front-row seat to the 2032 Olympic rowing lanes, this is a ONCE IN GENERATION OPPORTUNITY.

You will be impressed by the charming spacious two-

 3  2  6  3.88 ha

Price	SOLD
Property Type	Residential
Property ID	1185
Land Area	3.88 ha

### Agent Details

Alan Cornick – 0418 792 888  
Leonie Wheeler – 0428 199 930

### Office Details

Rockhampton  
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storey, well presented weatherboard home on brick base with a huge glassed-in, enclosed front verandah designed for maximum appreciation of the river below.



Upper level features three bedrooms (main with walk-in robe), a tiled bathroom, study nook and an attractive modern kitchen with lots of natural light. There is an adjoining dining area with room for a large, family-sized table. A comfortable lounge room opens directly to the spectacular glass and screen-enclosed, recreation/sunroom room overlooking the river.

A centrally positioned wide internal staircase connects to the lower level with three spacious utility/multipurpose rooms, a rumpus/TV lounge, large laundry/sewing area and tiled bathroom and toilet. The colourbond roof is near new.

Other infrastructure includes a 12m x 9m American barn-style colourbond shed, concreted, powered and fully lockable. It has two roller doors with the central higher clearance roller door having electric remote control opening. Also a small, charming historic corrugated iron and hardwood shed with timber floor, storeroom, attached roofed area has been used in the past for a pony stable now opens to high fenced dog run. There is also a small green house for those much-loved ferns.

The property is connected to town water supply and any rural pursuits requiring large amounts of water is supported by a valuable 12 megalitre licence to pump water from the river.

Properties of this stature and position are so rare that we have, with the owner's permission, decided to take this property to auction to give all interested parties a chance to procure it.

We invite your inspection anytime up to the auction date!

We know you'll be as excited as we are..... ☑

Open House Saturday 5th July 10:30 am.

Auction: Saturday 19th July at 10:30am, on-site at 1 Farm Street, Kawana (Rockhampton)

Alan Cornick on 0418 792 888 or Leonie Wheeler on 0428 199 930

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