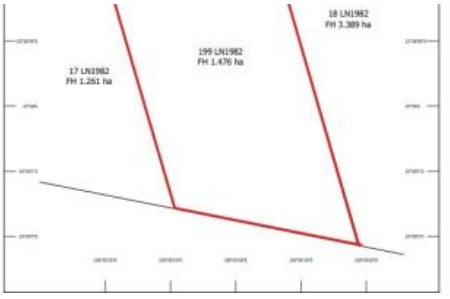


Lot 199/6 Griffith Road, Stanwell







COUNTRY LIVING WITHOUT LEAVING TOWN CONVENIENCE BEHIND

Lot 199/6 Griffith Road, Stanwell | 1.48ha (approx. 3.66 acres)

Dreaming of getting out of town, giving the kids room to run, keeping a few animals or simply enjoying a quieter retirement lifestyle?

This appealing rural block at Stanwell offers the space and blank canvas to create your own country haven, while keeping Gracemere and Rockhampton comfortably within reach for work, shopping, medical services and everyday necessities.

With approximately 1.48 hectares (3.66 acres) to call your own, the property already has a cleared house site, a dam

1.48ha

Price	REDUCED TO $265,000
Property Type	Residential
Property ID	1213
Land Area	1.48 ha

Agent Details

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

Office Details

Rockhampton
109 Campbell St
Rockhampton City QLD 4700

and is fenced on three sides. Water is also available from nearby Neerkol Creek, adding another valuable element to this lifestyle property.

And there's already inspiration for what you could build. Architectural plans are available for a liveable shed-style home, giving the new owner a head start in turning this block into something special. Perfect position for a relocatable home. There are many options with this block.

Power currently runs to the neighbouring property, providing an indication of nearby infrastructure, but this could also be the perfect opportunity to embrace solar and create a more self-sufficient country lifestyle.

For families, Stanwell State School is only around a few minutes' drive away, offering the convenience of a local, country, primary school without the daily trip into town.

And you're certainly not isolated. Stanwell is approximately 15km from Gracemere and 25–26km from Rockhampton, putting major shopping, employment and services within an easy drive.

Property highlights include:

- Approx. 1.48ha / 3.66 acres of freehold land
- Cleared area ready for your future homesite
- Dam
- Water available from nearby Neerkol Creek with 1MG water licence
- Fenced on three sides
- Architectural plans, soil testing and approvals available for a liveable shed-style home (available upon request)
- Power infrastructure nearby, or explore the potential of going solar
- Plenty of room for children, dogs, horses or other animals
- Approx 2 mins to Stanwell Store and Fuel
- Approx 3 minutes to the local primary school
- Approx 15km to Gracemere
- Approx 25–26km to Rockhampton

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- Country atmosphere with city services still within easy reach
- Mail collection at Stanwell Store
- Council Garbage Collection can be arranged

Whether you're a young family wanting to give the kids the childhood you remember, looking for somewhere to build a shed and keep a few animals, or planning a quieter retirement away from suburbia, Lot 199/6 Griffith Road gives you the land, the beginnings and the freedom to make it your own.

Build the home. Plant the garden. Bring the animals. Go solar if you wish. And create your own piece of country life at Stanwell.

ABOUT STANWELL

Stanwell is a small, friendly rural township offering genuine country living while remaining within easy reach of the major services and employment centres of Gracemere and Rockhampton. Set along the Capricorn Highway with Neerkol Creek winding through the district, the area retains a relaxed Central Queensland country character and a strong sense of community. Families are well catered for with the long-established Stanwell State School, offering Prep to Year 6 education, while the local Stanwell Hall, sporting grounds and tennis court provide a focus for community activities and social events.

With the expanding Gracemere industrial and logistics precinct positioned between Stanwell and Gracemere, plus Rockhampton approximately 26km away, Stanwell offers an appealing combination of space, country lifestyle and accessibility to employment and city services.

Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

DISCLAIMER: Distances are approximate. Buyers should make their own enquiries regarding water access, power

connection, building approvals and suitability of architectural plans. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

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