







ESCAPE SUBURBIA – 40 Hectares (98.84 Acres) of COUNTRY PARADISE with PANORAMIC VIEWS!

Dreaming of escaping the hustle and bustle of suburbia? Here is your opportunity to secure almost 100 acres of peaceful countryside, with breathtaking panoramic views, wide-open spaces and the freedom to enjoy the rural lifestyle you've always wanted.

Located just 15 minutes from Gracemere, approximately 31 minutes from Rockhampton and only 8 minutes from the Stanwell Store, this property offers the perfect balance of country living and everyday convenience. It is also ideally positioned for those working in the western mining regions or taking advantage of emerging infrastructure and project opportunities.

2 1 4

Price	Offers over $850,000
Property Type	Residential
Property ID	1216

Agent Details

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

Office Details

Rockhampton
109 Campbell St
Rockhampton City QLD 4700
Australia
0749278999

COMFORTABLE COUNTRY LIVING

A modern 15m x 6m Colorbond shed has been thoughtfully modified to provide comfortable, practical living accommodation, featuring:

- Two “utility rooms”
- Spacious open-plan living and dining area
- Attractive modern built-in kitchen
- Large-capacity split-system air conditioning
- Fresh white-tiled bathroom with deep bathtub, vanity and toilet
- Internal laundry facilities
- Grid-connected solar power

The living area flows directly onto a generous covered, open-sided entertaining area — the perfect place to fire up the barbecue, entertain friends or simply sit back and enjoy the magnificent rural outlook.

SHEDS, STORAGE & INFRASTRUCTURE

For those needing space for vehicles, machinery, equipment or hobbies, the property is exceptionally well equipped.

- Fully enclosed Colorbond shed, approximately 6m x 7m, on a concrete slab
- Additional Colorbond shed, approximately 4.2m x 7m, also on a concrete slab
- Established chook house
- Four 2,500-litre rainwater tanks providing approximately 10,000 litres of storage

LAND, LIVESTOCK & WATER

The 40 hectares comprise predominantly open ironbark forest country with attractive reddish soils, providing a picturesque rural setting with plenty of room to enjoy the outdoors.

Livestock infrastructure includes a set of portable cattle yards complete with crush and loading ramp.

A reliable solar-powered submersible bore pump delivers approximately 300 gallons per hour of excellent stock water, with two additional poly tanks supplying troughs and the cattle yards.

DISCOVER THE STANWELL LIFESTYLE

Stanwell is a charming rural community west of Rockhampton, offering a relaxed country atmosphere with the convenience of nearby town facilities. Families are well catered for with Stanwell State School providing Prep to Year 6 education in a welcoming, small-school environment. The township also has a local convenience store and fuel outlet, while Gracemere and Rockhampton provide access to secondary schools, major shopping centres, medical services and other amenities.

Community spirit is alive and well in Stanwell, with the local Progress Association and Community Hall bringing residents together for social gatherings, old-time dances, line dancing, bingo and community celebrations. The township also enjoys sporting grounds and tennis facilities. With its friendly rural character, established community connections and convenient access to the Capricorn Highway, Stanwell offers an appealing lifestyle for families, retirees and those seeking a peaceful country escape without being too far from town.

YOUR COUNTRY ESCAPE AWAITS!

Whether you're looking for a peaceful rural retreat, a convenient base for working away, or a lifestyle property with room for livestock, machinery and outdoor pursuits, this property offers an appealing combination of space, privacy and practical infrastructure.

Almost 100 acres, panoramic views and a peaceful country lifestyle – all within easy reach of Rockhampton and Gracemere.

Offers Over $850,000

File Photos has been used. Private inspections are invited.

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

DISCLAIMER: 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.

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.