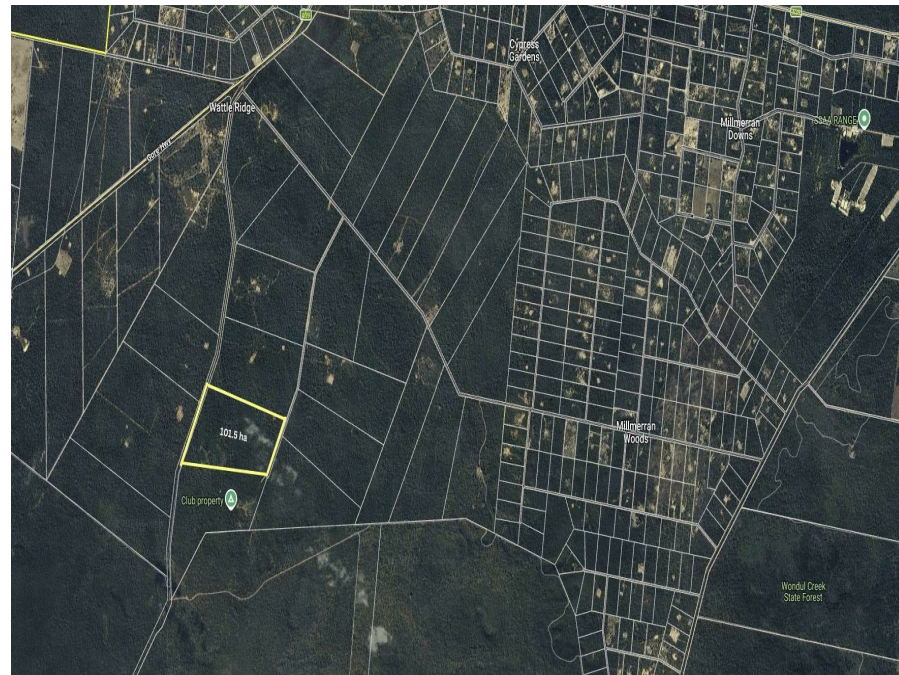


## 411 Balinga Rd, Wattle Ridge, QLD 4357

Interest over \$300,000

Residential Land



### Price Reduced / 250 Acre Lifestyle Bush Block

Positioned approximately 30 minutes south of Millmerran and around 1 hour 15 minutes south of Toowoomba, this substantial acreage holding offers a genuine opportunity to secure space, privacy and long-term upside in a tightly held rural corridor.

**Open for Inspection**

By Appointment.

Millmerran Woods is widely recognised as a well-established subdivision of 20-acre allotments, continuing to evolve with new homes, bitumen road access and power available to many areas. Vacant 20-acre parcels in the estate are currently achieving an average of approximately \$200,000, reflecting consistent buyer demand for manageable lifestyle holdings.

Adjoining Millmerran Woods is Wattle Ridge, characterised by similar native scrub country, however, with a minimum subdivision size of 100 hectares or 250 acres, reinforcing the appeal of securing a more accessible 20-acre allotment in this location.

For many buyers, the objective is clear. Space. Independence. The ability to establish an off-grid lifestyle supported by modern solar systems and contemporary septic solutions. Whether you are considering a weekend retreat, a future homesite or a long-term lifestyle investment, this setting delivers separation from neighbours and the freedom to create your own rural reality.

Lot 20 is being offered by an absentee owner whose circumstances have changed, presenting a realistic opportunity to secure an unimproved holding at an attractive entry point.

Key features include:

- ? Double road frontage as per the survey plan
- ? Predominantly untouched native vegetation
- ? Minimal clearing completed
- ? Established stands of Wattle and Ironbark
- ? Genuine blank canvas opportunity
- ? All-weather access from the Gore highway for both roads to the site (2 Road Frontage)

This is scrub country. It is raw, largely unimproved and requires vision and effort. For the right buyer, the capacity to add value through selective clearing, infrastructure and long-term planning is significant.

#### Listed By

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