



## 80 Mill Road AVONDALE QLD

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Approximately 25 minutes' drive north of Bundaberg with pumping rights from the Kolan River, this 103.28 hectare (255 acre) property is an opportunity not to be missed. Former dairy farm, the land is predominantly cleared, with approximately 150 acres of mostly flat country (currently with rats tail grass cover). The balance flows through to lower river grazing, dotted with shade trees and stock dams. Cropping potential - small crops, fruit trees, macadamia orchard or bring it back to running cattle.

### Features are:

103 HA or 255 acres.

60 megalitre allocation from the river with some underground water mains.

Additionally, stock dams.

Good fencing separated into a large river land paddock plus five other holding paddocks.

**Price** : \$1,400,000 Negotiable  
**Land Size** : 103.28 ha  
**View** : <https://www.thefourwalls.com.au/sale/qld/bundaberg-wide-bay/avondale/residential/rural/8116915>



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