**Christine Banks**
0413099901
christine.b@fnbundy.com.au

# Table of Contents

- Welcome
- The Property

**Christine Banks**
0413099901
christine.b@fnbundy.com.au

# Welcome

**Thank you for your interest in 216 Snake Creek Road, Bungadoo.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

**Christine Banks**
0413099901
christine.b@fnbundy.com.au

# The Property




## 216 Snake Creek Road, Bungadoo

**PRIME BUNDABERG FARMLAND – 62ha ACROSS THREE TITLES WITH MODERN FAMILY HOME**

**Offers Above**

| | | |
|---|---|---|
| 1 Ensuite | Air Conditioning | Ducted Cooling |
| Ducted Heating | Remote Garage | Outdoor Entertaining |
| Shed | Workshop | Fully Fenced |
| Broadband Internet | Built In Robes | Dishwasher |

This outstanding rural property offers the perfect blend of highly productive farmland and comfortable modern living. Located in one of Bundaberg's prime agricultural regions, this 153.2 Acre farm boasts fertile soils, extensive water access, and quality infrastructure to support a variety of farming ventures.

Set high on the property, the spacious four-bedroom brick home provides stunning rural views, making it an ideal retreat for families or those seeking a peaceful country lifestyle. Whether you're expanding your current operation or making a fresh start in farming, this property is ready for you.

Property Features:
* 62.003ha total land (153.2 Acres) across three titles
* Approximately 52ha of prime cultivation land
* Cuts above 2,000 tonne of cane this coming season
* Crop included in sale
* 98ML water allocation from the Burnett River with Lot 152 having Burnett River Frontage

* Additional 30ML from on-farm dams
* Fertile sandy/clay soils suitable for various crops
* Combination of flood and water winch irrigation
* 6" mainline with 5" hydrant outlets
* Functional cattle yards
* 24m x 12m machinery shed
* 7.5m x 16m powered workshop shed with concrete floor
* 22m x 16m machinery shed with flyover span
* Four 5000-gallon rainwater tanks
* Approximately 25ha planted to sugarcane (mostly plant cane and first ratoon)
* Rolling six-year supply contract with Isis Central Sugar Mill
* Machinery can be negotiated at time of sale.

Ascot Built Home:
* Contemporary four-bedroom brick home
* Two bathrooms, including ensuite to the main bedroom
* Stylish bamboo flooring in living areas
* Carpet and built-in robes in all bedrooms
* Fully ducted air-conditioning for year-round comfort
* Modern kitchen with stone benchtops, induction cooktop, and in-built oven
* Dishwasher for added convenience
* Covered outdoor entertaining area overlooking the dam
* Internal laundry and single attached garage
* Solar hot water system
* Additional 5000-gallon rainwater tank for the home

Walk-In Walk-Out (WIWO) Purchase Available!

With the owner ready to retire, all offers over $1.6M will be considered.

Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided.

Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.

# Location


GOONDOON
Bundaberg Gin Gin Rd
Snake Creek Rd
A & B Mullins Excavations
S
Snake Creek Rd
Google
Map data ©2026 Google