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Welcome

Thank you for your interest in 826 Moore Park Road, Welcome Creek.

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.**

The Property



, Welcome Creek

**PRIME COMMERCIAL MACADAMIA
PLANTATION - JUST 10 MINUTES FROM
BUNDABERG**

**Offers
Above**

Air Conditioning

Outdoor Entertaining

Built In Robes

Established, Productive and Ready for Your Vision

This exceptional macadamia operation represents a rare opportunity to enter the lucrative tree nut industry with an established, productive orchard in one of Queensland's premier growing regions.

PROPERTY HIGHLIGHTS:

- * Abundant Water Security: 113ML water allocation from reliable bore with powerful 30HP submersible pump, plus separate domestic bore providing clean drinking water
- * Extensive Orchard: Over 7,000 macadamia trees across various high-performing varieties
- * Mature Production: 5,800 established 17-year-old trees in full production
- * Future Growth: 1,200 younger trees (3-5 years old)
- * Quality Infrastructure: Impressive 35m x 12m x 5m machinery shed built by McHuge Steel
- * Energy Efficient: 27kV solar system with 3-phase power connection
- * Comfortable Homestead: Spacious 4-bedroom lowset residence with multiple living areas

THE ORCHARD

This meticulously maintained plantation features an excellent variety mix of premium macadamia cultivars:

Mature Trees (17 years old):

- * 2,000 x variety 842

- * 1,200 x variety 246
- * 1,000 x variety 344
- * 800 x variety 816
- * 800 x variety 741

Developing Trees:

- * 465 x variety 344 (3 years old)
- * 465 x variety 741 (3 years old)
- * 170 x variety 741 (5 years old)
- * 100 x variety 842 (5 years old)

THE RESIDENCE

The comfortable family home offers:

- * 4 spacious bedrooms
- * Separate formal lounge
- * Versatile rumpus room
- * Open-plan dining and kitchen
- * Main bathroom with bath and separate shower
- * Additional shower
- * 4 air conditioners for year-round comfort
- * Welcoming front and side verandas
- * Secure fenced backyard
- * Double carport
- * 1,000L rainwater tank
- * Quality appliances including gas stove and electric oven

LOCATION

Ideally situated just 10 minutes' drive from Bourbong Street (Bundaberg's main street), this property offers the perfect balance of rural productivity with convenient access to all city amenities.

INCREDIBLE OPPORTUNITY

Can be purchased on a Walk-In-Walk-Out basis with an extensive inventory of machinery and equipment for \$2,600,000, this property represents an outstanding turnkey investment in one of Australia's fastest-growing agricultural sectors.

Don't miss this chance to secure your future in Queensland's thriving macadamia industry.

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Location

