

74 Quicks Road, Barooga







Once-in-a-Lifetime Murray River Frontage – 103 Acres Approx.

1 1 4 103.00ac

Price	Contact Agent
Property Type	Residential
Property ID	5409
Land Area	103.00 ac

Opportunities to secure substantial absolute Murray River frontage this close to a thriving township are exceptionally rare, making this outstanding 103-acre (approx.) holding across two titles a truly special offering. With approximately 565 metres of direct Murray River frontage, premium river access, quality soils and significant future potential, this is a property that offers both an incredible lifestyle and an exciting long-term investment opportunity.

Ideally positioned on the doorstep of Barooga, the property enjoys a fantastic combination of privacy, natural beauty and convenience. With frontage to both Buchanan's Road and Quicks Road, the holding is exceptionally well located and sits close to the popular Quicks Beach and Murray River Bushland, while being surrounded by prestige homes.

Comprising approximately 103 acres across two titles, the property is available for purchase as a whole or separately, providing flexibility for a range of buyers and future plans. Of particular significance is the property's potential for future subdivision, STCA, with its exceptional river frontage, substantial landholding and proximity to Barooga township providing a compelling development opportunity.

The land itself offers choice sandy loam soils, with a portion of the property currently planted to citrus fruit. Agricultural infrastructure

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includes a river pump and high-security river pumping licence, adding further versatility and value to the holding.

Complementing the land and river setting is a charming renovated cottage, perfectly positioned to take advantage of the magnificent Murray River views. Whether enjoyed as a permanent residence, weekend retreat or accommodation while future plans are considered, the cottage provides a comfortable base in an enviable location.

Excellent shedding further enhances the property, with a machinery shed featuring a concrete floor and three-phase power, along with an additional substantial 23m x 11m (approx.) shed with concrete floor, providing outstanding storage, workshop and machinery accommodation.

For those seeking a rare combination of Murray River lifestyle, substantial acreage, agricultural potential and future development opportunity, properties of this calibre are seldom offered to the market.

Located just minutes from the heart of Barooga and surrounded by some of the area's most desirable homes, this is an extraordinary opportunity to secure a significant piece of the Murray River.

An exceptional property with genuine scarcity, outstanding river frontage and enormous future potential.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

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.