



173 Bonels Rd, Welcome Creek

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national**  
REAL ESTATE

Bundaberg

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## Photo Gallery







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## Property Details

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15.69 hectares



173 Bonels Road, Welcome Creek QLD



Profit in 2023 in excess of \$650,000. Full profit and loss figures for 2021, 2022 and 2023 available to qualified buyers.

Discover the potential of this flourishing Bundaberg Orchard, boasting 3,200 thriving Lychee trees with room for another 600-800. With an impressive turnover, the hard work has already been done for you.

Situated on 15.69 hectares (38.76 acres) of pristine land, this orchard holds immense promise and is conveniently located only 21 kilometers from the Bundaberg CBD.

The Orchard features 3,200 Lychee trees comprising 6 delightful varieties. Both Australian and international markets eagerly anticipate the produce from this sort-after orchard.

Water is abundantly supplied through SunWater, with a generous allocation of 58 megalitres, complemented by a 12 megalitre dam. An efficient irrigation sprinkler system ensures all the trees receive the nourishment they need.

An array of farm improvements enriches the property, including a Besser Block shed measuring 14.3m x 12.3m, accompanied by a bitumen frontage lean-to. Other sheds on the property include a 6m x 9m shed, a packing shed of 14m x 12m, and a lean-to shed spanning 7.5m x 6.5m. The orchard also features two 6-pallet cold rooms, an electric lighting system with 27 lights (on a separate grid from the house), essential for protecting the trees during specific periods, and tree netting.

The orchard comes with an extensive inventory of top-notch plant and equipment, all of which are in impeccable condition, further streamlining operations.

Home improvements include a charming clay block home with 3 bedrooms, an office, a family room, a two-way bathroom, two toilets, verandas, a wood fireplace, air conditioning, a separate lounge, and a delightful Tassie Oak kitchen. For added sustainability, the property boasts a 5kW solar system and a refreshing saltwater swimming pool. Water is readily available from two 5,000-gallon rainwater tanks and a bore.

Don't miss this exceptional opportunity to invest in a thriving orchard with the potential for expansion. Enquire now for further details on this incredible property!

The presentation of this operation is First Class and will not disappoint so I encourage you to book an inspection.

Please contact the Exclusive Marketing Agent Christine Banks for further details - 0413 099 901

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.

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## Google Map - Property Location Map





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## Helpful Information

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[Bundaberg Waste Collection Map](#)

[Bundaberg School Catchment Interactive Map](#)

[Topographical Infrastructure Overview](#)





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## Disclaimer

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The information included in this eBook has been furnished to us by the Vendor of the property. We have not verified whether or not that information is accurate and have no belief one way or another 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 enquiries in order to determine whether or not this information is in fact accurate.