



Tranquility by the Sea

Brought to you by **Bramston Development Pty Ltd.**

Relax · Enjoy · Live at Bramston Beach

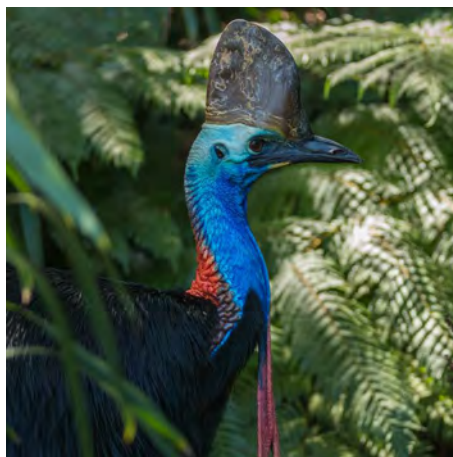


Bramston Beach is a small coastal township in Far North Queensland with a resident population of approximately 175 people. The beautiful Bramston Beach is 11km long, with Joyce Creek to the south and Bluemetal Creek which is located in the Russell River National Park to the north. The road off the Bruce Highway at Mirriwinni to Bramston Beach traverses through some of the prettiest rainforest in Far North Queensland as well as lush green paddocks.

Bramston Beach is well known for its wildlife. Dolphins are commonly seen from the beach at Bramston, the dolphins feed in 2-5 metres of water and you can often see them chasing large Blue Salmon, sometimes right up to the waters' edge. Cassowary sightings are quite common at Bramston Beach with many seen in the rainforest just as you arrive at the beach. Turtle nesting season usually occurs from November to January and hatching from January to April. Bramston is also well known as a fishing destination to catch the renowned Jumping Cod or Bream. Bramston offers great fishing just off the beach and also has a boat ramp just up the road, perfect for launching the boat and enjoying a day on the Great Barrier Reef.

Tranquility by the Sea provides the perfect sea change for those looking to escape the rat race or those wanting a beach hideaway - Only a short stroll to the beach and rainforest, plenty of opportunities to relax and unwind.

Tranquility by the Sea





*All measurements are approximate

Own your own piece of paradise at Bramston Beach

Large 2000m² blocks means you can:

- ✓ Build your dream home
- ✓ Build a large shed/workshop
- ✓ Build a treehouse for your kids
- ✓ Build a pool
- ✓ Plant a veggie garden
- ✓ Enjoy privacy from your neighbours





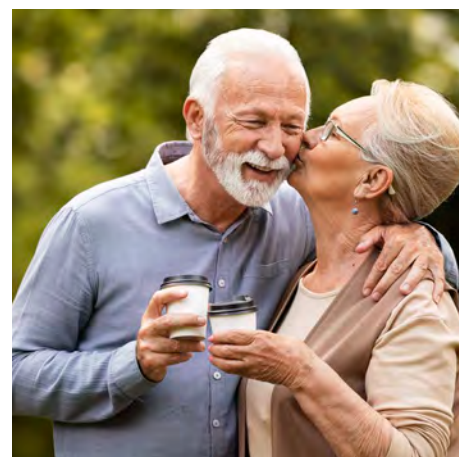
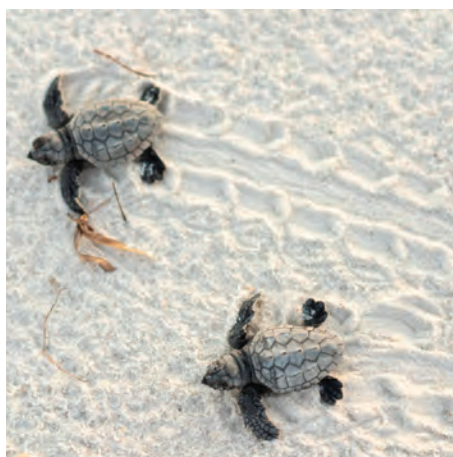
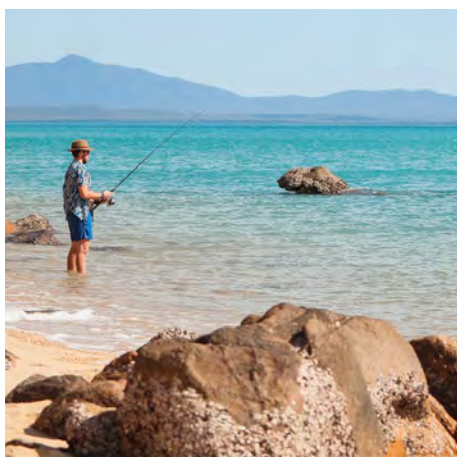
let the sound of **NATURE**
wake you in the morning





location, location, location at Bramston Beach

- ✓ Under 5min walk to the sandy Bramston Beach
- ✓ Next to the Council Reserve
- ✓ Cul-de-sac road and no more development in the future
- ✓ Home for dolphins, cassowaries, wallabies and colourful tropical birds
- ✓ 25min from Innisfail and Babinda Boulders
- ✓ Fishing destination for bream, grunter, whiting and jumping cod
- ✓ Under 60min drive to Cairns International Airport
- ✓ Small coastal township
- ✓ 10min drive to the boat ramp
- ✓ Ocean turtle nesting area
- ✓ 11km of sandy beach
- ✓ Great Barrier Reef at your doorstep



Fun & Adventure

in your own backyard



Besides amazing views and relaxing atmosphere, Bramston Beach welcomes campers in the waterfront caravan park and has a beautiful café serving in-house as well as takeaway food and beverages. There is a general store for all necessities, playgrounds, public BBQs and Toilets.

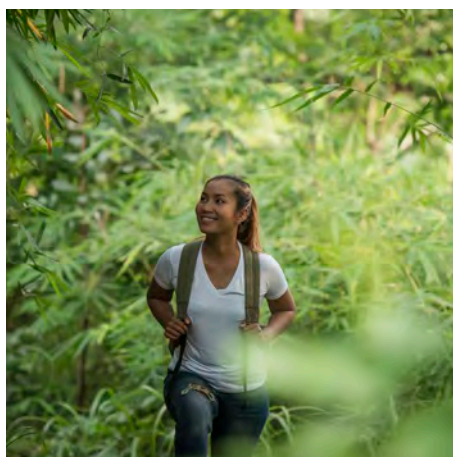
It is only about a 25min drive to access the Cassowary Coast's biggest town, Innisfail with a population of approximately 10,000 people. The town is a major service hub for the Cassowary Coast region and has a variety of shops, including national retail outlets, along with government services and regional health and educational facilities. Innisfail is 90km from Cairns along the Bruce Highway, making it easily accessible by car, bus or train.

Only 25min of beautiful drive from Bramston Beach you will find The Babinda Boulders which is a popular tourist attraction and swimming hole surrounded by lush vibrant rainforest. The area is made up of fast flowing creeks that weave through huge granite boulders. The sparkling, cascading streams create large pools of cool and refreshing mountain water, providing the perfect area for an afternoon swim.

Average daytime temperatures in Bramston Beach range from 26 and 30 degrees Celsius which makes this area the most sun soaking location in Australia.

Each 2,000m² block will be sold with the road access, town water and electricity convenience. Every home on these 5 blocks would have to be of a good quality home located on the cul-de-sac road next to the Council Reserve.

Construction will commence soon with expected titles release to occur in late 2022 / early 2023.



Make

Tranquility by the *Sea*

your new home!





Tranquility by the Sea

Relax · Enjoy · Live

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LAND NOW SELLING!

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