

## RESIDENTIAL OASIS

**\$129,000**



|                     |                                       |
|---------------------|---------------------------------------|
| <b>Address:</b>     | 1.13 Acres TURTLE ROCKS, Turtle Rocks |
| <b>City:</b>        | Abaco                                 |
| <b>MLS#:</b>        | 66293                                 |
| <b>Lot Size:</b>    | 49,223 sq. ft.                        |
| <b>Listing No:</b>  | R801                                  |
| <b>Beds:</b>        | 0                                     |
| <b>Baths:</b>       | 0                                     |
| <b>Living Area:</b> | 50,530 sq. ft.                        |
| <b>Year Built:</b>  | n/a                                   |
| <b>Status:</b>      | For Sale only                         |

### PROPERTY GALLERY



### PROPERTY DETAILS

Discover the perfect canvas for your island dream home in Turtle Rocks. This expansive 1.13-acre residential parcel offers unique space and privacy. Boasting 112.4 feet of frontage on the Great Abaco Highway and an impressive depth of 487 feet, this lot provides ample room for single family and multi-family residential development, whether for personal use or rental income. The property is beautifully wooded with native vegetation, offering a natural privacy screen and a true Out Island feel. Positioned between the hub of Marsh Harbour and Leisure Lee, you are just a 10-minute drive from Treasure Cay and 20 minutes from Marsh Harbour. You are never far from some of the best island dining and international airports, yet far enough to enjoy the peace of the Bahamian landscape. Infrastructure is accessible, with electricity available

at the highway boundary. Water needs are met via a drilled well or cistern system. Whether for a long-term investment or a permanent residence, this Turtle Rocks gem is a rare opportunity to own a piece of Abaco's natural beauty.

## AGENT DETAILS



### Grand Bahama Office

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Generated on: 06/03/2026 09:00:40 PM