



FOR SALE

30 ACRES WITH TOWN WATER, SEWERAGE AND UNDERGROUND POWER AT THE GATE.

HUGE DISCOUNT>>> \$750,000 Now \$450,000 !!!!

Owner is motivated to sell... Make an offer.

Rarely will an opportunity like this arise! This Picturesque 30 acres block on Perseverance Dam road in Crows Nest is one of its kind. Long term solid investment with unlimited potential. Current zoning is Rural Residential 1, Which has future potential with council approval on application to be sub divided into 4,000m2 lots with town water and underground power at the gate. This re-development could be a continuation of the existing estate at the end of Samuel Avenue.

Existing DA plans have lapsed and need new council application and approvals to develop this block. .

The main aspects of Lot 1 Perseverance Dam Road are:

#Total Site Area: 12.42ha (30.74) acres

Central location, only 3 minutes to Crows Nest Town center.

NBN already in place.

Easy access to New England Highway; 2 hour drive to Brisbane or the Sunshine Coast.

A 20 minute drive to Highfield modern shopping centres and another 10 mins will take you to the centre of Toowoomba.

Nature reserve and natural creek running entire length of the Eastern Boundary

Block has bitumen access from: Samuel Ave, Perseverance Dam Rd and Orchard Rd.

The 30 acres borders the built in residential blocks at the edge of town at Samuel Ave and 5 acre blocks along Perseverance Dam Rd and Orchard Rd..

Crows Nest has most of the community's needs: IGA Supermarket, cafes, Post Office, Pharmacy, News agency, Vet, Blue Nurses, Aged care facilities and many more speciality stores surround the beautiful town square.

There are 3 bus services a day (Mon-Fri). to Toowoomba and Highfields

Popular retirement area and affordable market for young families.

The township is surrounded by 3 recreational dams.

Crows Nest is on the New England Hwy with the beautiful Bunya mountains to the N/W. Only a 2 hour drive to the Sunshine Coast or to Brisbane.

0 BED | 0 BATH | 0 CAR

PRICE:
450,000.

OPEN FOR INSPECTION:
N/A

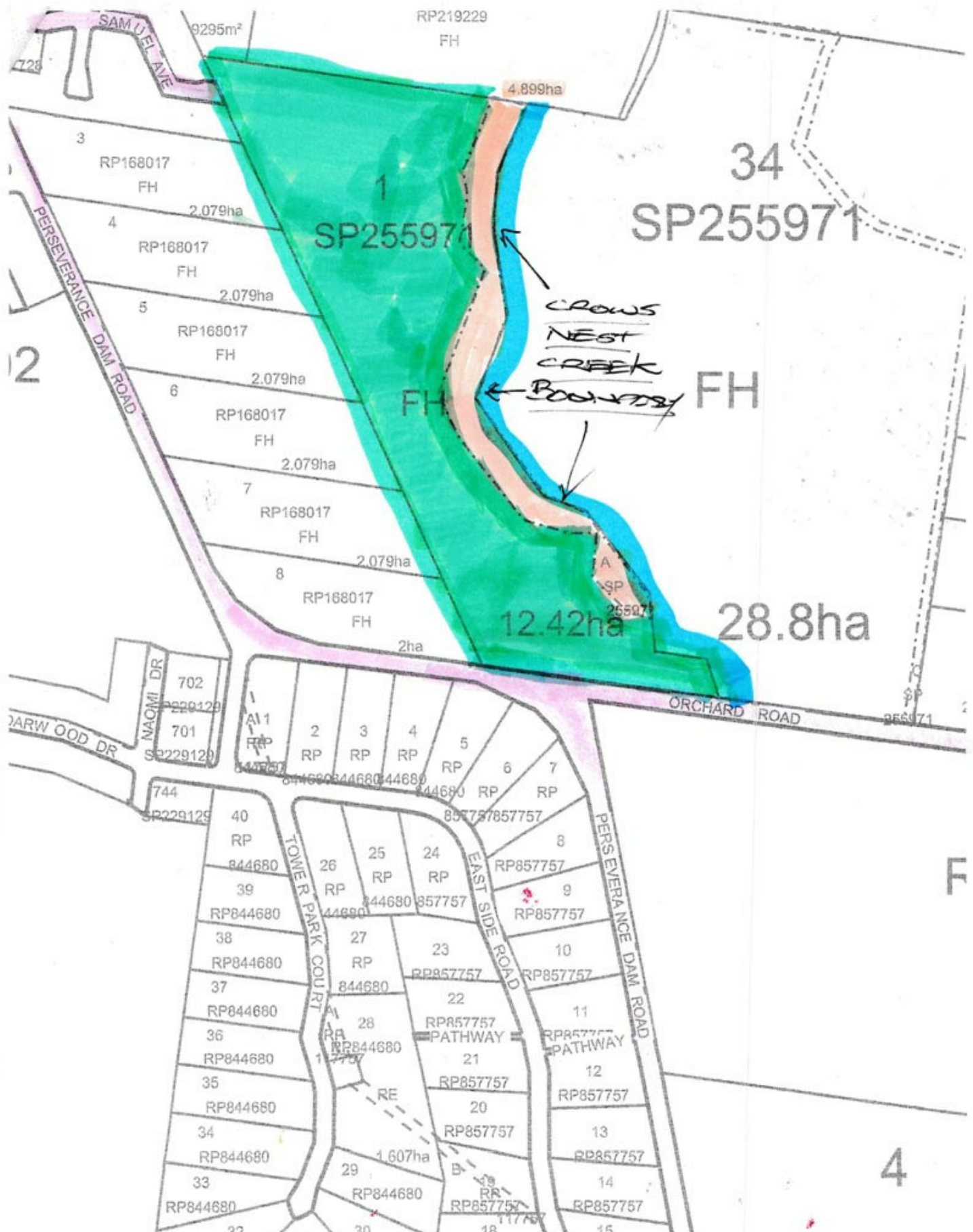


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.