



SOLD

QUALITY 1,000 M2 BLOCK WITH VIEWS OVER THE PARKLAND

This 1,000m² block of land has an easterly aspect and is unique as it looks over the park and often kangaroos and wildlife are seen in the Park area. The allotment has a 27m frontage and a moderate slope to the rear and along the northern boundary. The adjoining northern side land is also part of the council parkland, so will remain as permanent vacant land.

Block measurements.

Street front- 8.965m plus 17.463m= 26.428m

North boundary- 37.513m

Western boundary -26.4m

Southern boundary 37.728m

There is a slight dogleg across the eastern boundary and all markers should be in-situ other than the dogleg marker.

Town water, power, telephone and CED sewerage services are available.

Reliable ABN and mobile services are available in this area.

A site classification report confirming the allotment to be class "M" soil type which is ascertained as highly favourable for home construction purposes is available.

There is a return bus service to Toowoomba that passes the allotment five times a day on weekdays (includes school bus and public)

Ideal block to build a duplex. Photo of a plan.

Buy the land outright or we can put together a House and Land package to meet your budget or view a design as suggested by the builder. Check with the builder about current Government grants that are available

Respected Local builder Travis Anthony's house plans are available

172m² Platinum house plan is \$225,000 plus cost of land

180m² Glenda house plan is \$235,000 plus cost of land.

This is for a turn key price with everything in the house finished off including the driveway and a wall mounted clothesline. All of the landscaping and fencing is included in the build price.

0 BED | 0 BATH | 0 CAR

PRICE:
\$137,500

OPEN FOR INSPECTION:
N/A



Yvonne Bradley
0408181146

yvonne@atrealty.com.au
www.atrealty.com.au