



FOR SALE

SPACIOUS SHEDS ON 1,285 SQM OF LAND IN MILLMERRAN

Did you know this is zoned Residential with Industrial use permitted, currently a Category 4.5 - Other Industrial with the Toowoomba Regional Council, this means subject to council approval you could build a home!! There is plenty of room in the front yard, so get dreaming!!!

The main shed measures 20m x 13m, featuring a large roller door suitable for truck access and a second roller door for cars. The shed allows drive-through access to the backyard, though prime movers must use the right-hand side for entry.

An additional rear shed (20m x 6m) includes a storage area and a Professional Black Hawk Spray Booth. (The carport over the washday area will be removed if the property is sold separately from the home, as it extends beyond the property boundary)

Extra Features:

- *Air-conditioned internal office
- *External toilet (not an old thunderbox!)
- *17.5 kW solar system
- *Water tank

Rates annually are approximately \$3,000

*Workshop equipment, including compressors and car hoists, are negotiable with the sale. Additionally, a neighboring three-bedroom home (currently tenanted for six months) is available for negotiation on a separate title.

0 BED | 1 BATH | 10 CAR

PRICE:

425,000 including GST

OPEN FOR INSPECTION:

N/A



Liz Armstrong

0421572371

liz.armstrong@atrealty.com.au

www.atrealty.com.au