



## Cambooya, 30 - 34 Eton Street

### Stage 2 Development in Emerging Community!

LJ Hooker Commercial Toowoomba are pleased to present to the market 30-34 Eton Street, Cambooya. This Medical, Retail and Foodie site offers the eventual tenants the opportunity to form a new town centre on the main street boasting approximately a 60m frontage providing unmatched exposure in the regional hub.

Cambooya is only a 24-minute drive to the centre of the Toowoomba CBD making the regional hub a viable option for commuters to take advantage of the reduced housing prices compared to the Toowoomba market.

#### Features Include:

- Mix of Medical, Retail and Food Tenancies
- Tenancy sizes ranging from 43m<sup>2</sup> to 191m<sup>2</sup>



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

#### For Lease

Contact Agent

#### Building Area

43-191sqm

#### Contact

**Julie Stewart**

0418 700 140

[jstewart@ljht.com.au](mailto:jstewart@ljht.com.au)

**Toowoomba**  
**(07) 4688 2222**

- 13 Onsite carparks shared amongst tenants
- Main Commercial complex for Cambooya once built
- Incentives discussed upon negotiation

For more information, please contact the exclusive marketing agent Julie Stewart on 0418 700 140 or alternatively via email on [jstewart@ljht.com.au](mailto:jstewart@ljht.com.au).

## More About this Property

<b>Property ID</b>	X44G6F
<b>Property Type</b>	Medical/Consulting
<b>Building Area</b>	43-191 m <sup>2</sup>
<b>Land Area</b>	2382 m <sup>2</sup>

### Julie Stewart 0418 700 140

Licensee | [jstewart@ljht.com.au](mailto:jstewart@ljht.com.au)

### Toowoomba (07) 4688 2222

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