



## Cranley, 150 Hermitage Road

### Residential Subdivision Development Opportunity

The site is located on the corner of Hermitage Road and Tor Street, Cranley and contains a land area of 20.29 hectares.

It is located in close vicinity to the Baillie Hendersen Hospital which is the site for the new Toowoomba Hospital development, estimated cost \$1 billion. It is also near the new Range Crossing the commercial development planned for Hermitage Road and Mort Street and its Southern boundary adjoins the "Palm Lakes" retirement village resort.

The land has two residential Zones under the Toowoomba Regional Town Planning Scheme. Firstly, a section on the southern boundary adjoining "Palm Lakes" is zoned "Low Density Residential" - "General Precinct" and secondly, the balance and bulk of the land is zoned "Rural Residential 4,000 square metres, minimum."

The land is elevated at the rear, southern portion, and drops significantly to Hermitage

**For Sale**  
Contact Agent

**Building Area**  
1sqm

**Contact**  
**Shane Kennett**  
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**Toowoomba**  
**(07) 4688 2222**

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Road. The rear and elevated parts of the land have panoramic views to the north.

A sewer main has also been constructed along the western boundary and there is a water main in Greenwattle Street and a trunk water main in Hermitage Road.

- Located on the Corner of Hermitage Rd & Tor Street.
- 20.285\* Ha.

For further information please contact Shane Kennett of LJ Hooker Commercial on 0407 161 513.

\*Approx.

## More About this Property

Property ID	YTNG6F
Property Type	Land/Development
Building Area	1 m2
Land Area	20.29 ha

### Shane Kennett 0407 161 513

Senior Commercial Sales & Leasing Executive | skennett@ljht.com.au

### Toowoomba (07) 4688 2222

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