



4-8 Clopton Street, East Toowoomba

## One of the Best Development Sites in Toowoomba!

L J Hooker Commercial Toowoomba is pleased to present 4-8 Clopton, East Toowoomba QLD 4350 to the market For Sale.

The property represents a unique opportunity to acquire a large mixed use development site in the heart of Toowoomba's Eastern Suburbs with the added benefit of having 4 titles onsite providing flexibility of scale, size, and design onsite.

With the Toowoomba and wider Darling Downs region currently seeing unprecedented growth while also having an undersupply of residential property, a new development on this site would immediately fill a void currently in the marketplace.

The Key Features:

- Well located on Eastern Fringe of Toowoomba CBD
- " Access to main arterial road all directions
- " 3,254m<sup>2</sup> of land area over 4 individual titles
- Mixed Use Zone within the parkland living precinct allows for Range of Development uses (STCA)
- Northeast and Southeast aspect towards Queens Park and Mother Memorial

### FOR SALE

Offers Above \$3,750,000

### BUILDING AREA

1sqm

### AGENTS

Christopher Stewart  
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cstewart@ljht.com.au

### AGENCY

Toowoomba  
(07) 4688 2222

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- Offers Direct linkage to CBD with strong occupier amenity within walking distance.

Subject to council approval (STCA)

This precinct is earmarked for substantial private and government investment over the next 5 years, so why not take the opportunity to purchase a substantial block surrounded by external investment for years to come.

For more information or to arrange a private inspection please contact the exclusive marketing agents Chris Stewart.

## **MORE DETAILS**

Property ID	ZEVG6F
Property Type	Land/Development Offices Retail
Building Area	1 m2
Land Area	3254 m2

### **Christopher Stewart 0451 948 001**

Managing Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

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

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