



## Mount Kynoch, Lot 901/1-5 New England Highway

"Habitat Mt Kynoch" Rare Landmark  
 Medical/Childcare Development — New England Highway Exposure

L J Hooker Commercial Southwest QLD is pleased to present to the market on behalf of our valued clients Lot 901/ 1-5 New England Highway, Mount Kynoch, a unique Medical and Allied Health opportunity located on a major arterial road and acting as the entrance to a brand new planned 800+ lot masterplan community.

- 7,996m2 of Land with substantial Highway frontage.
- Planned zoning approved site on settlement — Infrastructure to the site

### For Sale

Under Contract

### Building Area

193-193sqm

### Contact

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

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- Commercial GFA's and uses approved.
  - Infrastructure provided to the site on settlement.
- 10 Minutes to Toowoomba CBD.
- Located at entrance to new planned 800 + lot master planned community – "Habitat Mt Kynoch".

Key Features include:

- Favourable Town Planning as part of the masterplan approval
- Located in a high growth corridor
- Perfect opportunity for developers looking to capitalise on considerable regional migration over the past two years
- 65m+ Frontage to New England Highway
- 20,000+ Vehicle Movements per day past site
- Favourable access to planned public transport network and brand-new public infrastructure
- Flexibility around eventual development plan to be supported by completed economic report

This is an opportunity not to be missed as they are rarely put on the market as undeveloped land allowing the end developer to design their way and capitalise accordingly.

For more information, please contact exclusive listing and marketing agent Chris Stewart.

- Due Diligence information and private inspections available upon request.

## More About this Property

<b>Property ID</b>	YG7G6F
<b>Property Type</b>	Land/Development
<b>Building Area</b>	193-193 m <sup>2</sup>
<b>Land Area</b>	7933 m <sup>2</sup>

### Christopher Stewart

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