



Mount Kynoch, Lot 902/1-5 New England Highway

DA Approved Neighbourhood Centre with Tavern and Service Station

L J Hooker Commercial Toowoomba is pleased to present to the market on behalf of our valued clients Lot 902/ 1-5 New England Highway, Mount Kynoch, a rare and unrivalled opportunity for the astute developer or investor, located on a major arterial road and acting as the entrance to a brand-new planned 900+ lot masterplan community that's currently under construction and moving through pre-sales.

This 1.673ha parcel of land is improved by a Development approval for precinct 1 incorporating a Supermarket of 1554.6, Retail of 698.7m², Tavern and Bottle shop of 2368m² accompanied by separate approval for Precinct 2 of a Service Station with a 192m² shop and 524m² canopy and an end cap QSR drive through of 203m². This provides the end purchaser a total approved area of 5541.1m² and providing an unrivalled opportunity to develop a neighbourhood centre with a captured residential market while still

For Sale

EOI Closed - Offers Being Reviewed

Contact

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 **LJ Hooker Commercial**

Toowoomba
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providing frontage to the new England highway and major upcoming infrastructure projects within 2km to be positioned as one of the best sites on the market in 2025.

Key Features include:

- This Neighbourhood centre site is a core amenity for Habitat Mt Kynoch and its 900+ Lots.
- Development Applications Approved by Toowoomba Regional Council.
(MCUC/2023/5405 & MCUC/2023/5404)
- Approved Uses —Supermarket, Tavern, Retail, Service Station and QSR Drive through
- Total Land Area of 16,730m2 with 65m+ Frontage to New England Highway
- Total Approved Area of 5541.1m² with 142 Carparks onsite
- 20,000+ Vehicle Movements per day past site with access to the site from all directions

This is an opportunity not to be missed as DA approved neighbourhood centre sites are rarely put on the market, let alone when you couple it with all the intangibles you look for when searching for the next project.

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

Property ID	YGFG6F
Property Type	Land/Development
Land Area	1.67 ha

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