



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

"Habitat Mt Kynoch" Rare Landmark
Commercial/Retail 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 902/ 1-5 New England Highway, Mount Kynoch, a substantial commercial/retail opportunity located on a major arterial road and acting as the entrance to a brand new planned 800+ lot masterplan community.

- 16,923m2 of Land with substantial Highway frontage.
- Planned zoning approved site on settlement — Infrastructure to the site
- Commercial GFA's and uses approved.

For Sale

Under Contract

Contact

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 **LJ Hooker Commercial**

Toowoomba
(07) 4688 2222

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.

- 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
- 85m+ 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

Property ID	YGFG6F
Property Type	Land/Development
Land Area	16923 m ²

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