



## Mount Kynoch, Lot 906/1-5 New England Highway

### Lot 906, 1-5 New England Highway, Mount Kynoch

On behalf of our valued client L J Hooker Commercial Toowoomba are pleased to present to the market for sale this unique approved development site, Lot 906, 1-5 New England Highway, Mount Kynoch.

Located within the master planned Habitat Mt Kynoch community, Proposed Lot 906 holds a commanding corner at the intersection of Vue Habitat and the 800 + residential lots that are being developed onsite.

The Toowoomba market is maturing with over 1/3 of the population over the age of 55 and with that segment growing now is the time to leverage into a development such as Lot 906.

This opportunity features:

**For Sale**  
Contact Agent

**Building Area**  
1sqm

**Contact**  
**Christopher Stewart**  
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**Toowoomba**  
**(07) 4688 2222**



- Prominent 22,614m<sup>2</sup> site at entrance to Habitat Mt Kynoch residential subdivision
- Great end buyer amenities with Commercial gazette within walking distance.
- Superior Medium Density zoning
- Proposed to be boutique over 55's resort style living or aged care.
- Commanding view opportunities for future residents
- 50,000+ Toowoomba residents over the age of 55 with that number expected to increase.
- Located in close proximity to the future Toowoomba Hospital
- Over the past three years Toowoomba has seen a substantial growth in it's population sitting around 2 —3 % per annum.

This boutique over 55's opportunity is one the Toowoomba region hasn't seen in this location ever, with great site intangibles and a market calling for this type of development the time is now to solidify your next development site.

For more information, please contact the exclusive marketing agents Chris Stewart.

## More About this Property

Property ID	103CG6F
Property Type	Land/Development
Building Area	1 m2
Land Area	2.26 ha

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