



184 Ruthven Street, North Toowoomba

## Rare and Irreplaceable DA Approved Medical Facility

On behalf of our valued client, L J Hooker Commercial Toowoomba are pleased to offer to the market for the first time, this rare fully approved Medical Development at 184 Ruthven Street, North Toowoomba.

Located in the one of Toowoomba top performing catchments, this property holds a commanding frontage to Ruthven Street allowing access to the CBD for the 20,000+ vehicles that use this per day.

184 Ruthven Street, North Toowoomba is an extremely unique site of 986m<sup>2</sup> land is improved by a Development approval (DA) for 376m<sup>2</sup> allied health practice, rarely seen in the area and with the added benefit of huge exposure and unrivalled access to the new Toowoomba Base Hospital.

Our Differences;

- Strategically positioned with New Base Hospital 2km away from the site.
- Freehold Site of 986m<sup>2</sup> in Tightly held Suburb of North Toowoomba
- Rare Medical/Allied Health zoning in established residential

### FOR SALE

For Sale - \$650,000 +

### BUILDING AREA

376sqm

### AGENTS

Christopher Stewart

0451 948 001

cstewart@ljht.com.au

### AGENCY

Toowoomba

(07) 4688 2222

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.

 LJ Hooker Commercial

catchment.

- High exposure to Ruthven Street carrying 20,000\* cars per day.
- Dual Access Via Jellicoe St and Ruthven Street

With the continued growth of Toowoomba Northern Corridor and the construction of the new Toowoomba Base Hospital only 2km away this opportunity is positioned perfectly.

For more information or to arrange a private inspection please contact the exclusive marketing agents Chris Stewart of LJ Hooker Commercial Toowoomba.

- Approx.
- \* Some images are artists impression of the Development.

## MORE DETAILS

Property ID	10CQG6F
Property Type	Land/Development Medical/Consulting Offices
Building Area	376 m2
Land Area	986 m2

**Christopher Stewart 0451 948 001**  
Managing Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

**Toowoomba (07) 4688 2222**  
Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350  
[toowoomba.ljhcommercial.com.au](http://toowoomba.ljhcommercial.com.au) | [toowoomba@ljhtc.com.au](mailto:toowoomba@ljhtc.com.au)

