



Glenvale, Lot 85/ Park Hill Estate

Rare Cul-de-Sac Lot: Land Registration Approaching

Embrace the charm of this north-facing, flat lot located in a serene cul-de-sac, just a stone's throw away from Glenvale State School and a brand-new, full-range Coles supermarket.

With only 6 lots left, now is your chance to become part of a vibrant residential community surrounded by like-minded individuals and contemporary homes. Park Hill Toowoomba boasts a sprawling 3.9-hectare nature park, a sanctuary enjoyed by the entire community, maintained by the council.

Toowoomba is currently on the upswing, driven by major infrastructure projects. This fully retained lot offers exceptional value, and with land registration just weeks away, this is an opportunity you won't want to miss.

We offer a variety of house and land finance options to suit your needs, along with an



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.



LAND 545 m²

For Sale
\$297,900

Contact
Geoff Martin
0427 914 990
gmartin@ljht.com.au

LJ Hooker Toowoomba
(07) 4688 2222

array of family homes from trusted local builders. Make your move to Park Hill Toowoomba today!

Get in quick, as this is the last block available from Stage 2 and Stage 3!



More About this Property

Property ID	1XVBF4W
Property Type	Residential
Land Area	545 m ²

Geoff Martin 0427 914 990

Residential Sales Executive | gmartin@ljht.com.au

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HOUSE & LAND

FALCON 204

PARK HILL TOOWOOMBA
LOT 85
*Toowoomba Growth Hub:
Secure Your Future Now!*



House Size: 204m² | Land Size: 545m²

\$636,000

House: \$380,100 | Land: \$255,900

SMART LIVING INCLUSIONS

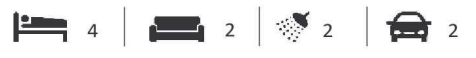
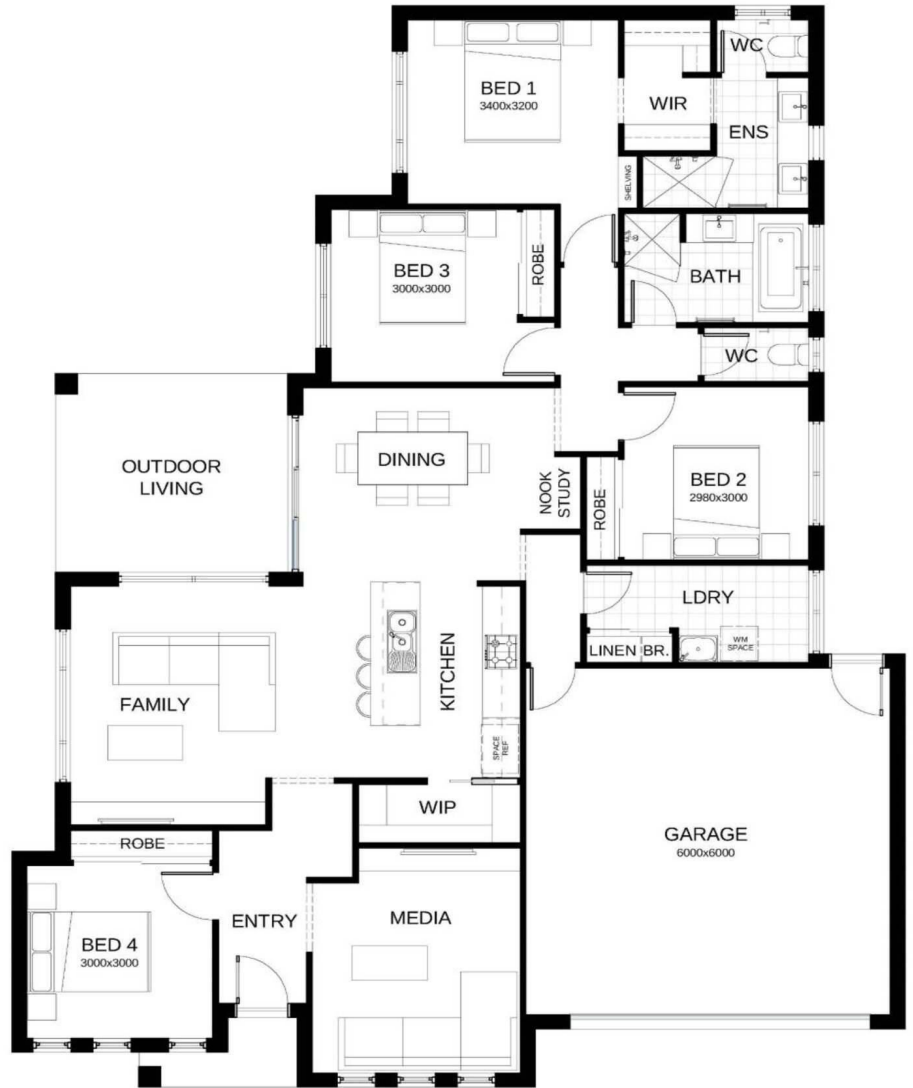
- Colorbond Roof
- Rendered Hebel Exterior (ground floor)
- H1 Slab/Piers/Site Allowances
- 2590mm Ceiling Height
- Floor Coverings Throughout Interior
- LED Downlights Throughout
- 20mm Caesarstone Benchtops
- Dishwasher
- Split System Air Conditioning
- Ceiling Fans
- Driveway & Letterbox
- Landscaping & Fencing Allowances
- 5000L Water Tank

Upgrade your home with Bold!

- **\$20,000** Evolve gift card to splurge on upgrades of your choice (conditions apply)

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This is a proposed house and land package which is yet to be constructed & is subject to site inspections, engineering reports & council approvals. Land to be purchased separately. All images have been used for sales & marketing purposes & should only be used as a guide. Façade image shown may be an additional cost, please refer to sales consultant for clarification. Conditions apply to all promotional items*. Price effective as at 1/10/2023 and is subject to change without notice. Current house design and up to 6star NCC Energy Efficiency only has been allowed for, 7star energy efficiency if required will be added to your tender as a separate item once costs are known and further assessment has been undertaken.



create your dream

