






146 Clermont Alpha Road, Clermont

18 ACRES COMMERCIAL/INDUSTRIAL LAND WITH SHEDS AND HOUSES

What an optimal position for your business, with Clermont Alpha Road highway frontage and only minutes to the Clermont CBD!

Fantastic features include:

- 7.29 hectares (18 acres) of freehold land zoned Commercial/Industrial
- 2 entrance points with triple road train and wide load access
- Fully contoured
- Shed 1 (100ft x 50ft x 17ft clearance) with 3 phase power
- 2 x 40ft containers with awning in between, and an attached 15ft high lean-to
- Toilet and shower block
- Shed 2 (80ft x 50ft x 17ft clearance)
- 20 ft container
- House 1 contains 3 bedrooms, office, 1 bathroom, 4 x carports, fully air-conditioned
- House 2 contains 3 bedrooms, office, 2 bathrooms, 4 x carports,

6  4  8 

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Clermont

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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.



- fully air-conditioned, 3.5kw solar panels
- Approximately 7 acres of grassed country
- Small yards with loading ramp
- Dam (to water house yards), town water, and rainwater tanks (2 x 10,000 gallon, 1 x 5,000 gallon, and 1 x 3,000 gallon)
- Weekly garbage collection
- School bus service

This is a rare and unique opportunity to purchase – to book your appointment to view please email LJ Hooker Clermont at admin@australianlivestock.net

MORE DETAILS

Property ID	69HHDA
Property Type	AcreageSemi-rural
Land Area	7.29 hectare
Including	Ensuite Study Air Conditioning Toilets (4) Dishwasher Workshop Built-in-Robes Secure Parking Fully Fenced Water Tank

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