



60-66 Gregory Street, Roma

Investor Opportunity | 60-66 Gregory Street, Roma QLD 4455

A rare, large-scale landholding offering exceptional development and investment potential in one of Roma's most strategic inner-town locations. Positioned just moments from the town centre, this property comprises of two adjoining titles of 2,023sqm each, delivering a combined 4,046sqm with flexible future-use options.

Ideally located between the Warrego Highway and Roma's primary commercial precinct along McDowall Street, the site benefits from outstanding accessibility, exposure and long-term growth fundamentals. Currently zoned Residential, the property is well suited for townhouses or unit development, with strong potential for commercial or large-format retail rezoning (Subject To Council Approval), making it an attractive proposition for developers and land bankers alike.

Approximately 3,000sqm is vacant land, level and ready for immediate development, significantly reducing holding and preparation costs. The remaining 1,000sqm includes a character-filled three-bedroom residence, originally built in 1911, extended in 1953, and re-roofed in 2005. The home features three large bedrooms and living spaces along with steel stumps, separate toilet and laundry, and is

3 🏠 1 🚿 0 🚗

FOR SALE

Please Call

AGENTS

Andrew Busiko
0427 622 783
ruralsales.roma@ljhooker.com.au

AGENCY

LJ Hooker Roma
(07) 4622 1222

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**

surrounded by established gardens and mature trees - providing potential holding income or future redevelopment flexibility.

Tightly held by the same family for over 70+ years, this offering represents a genuine blue-chip opportunity with scale, location and multiple exit strategies. Opportunities of this size and proximity to Roma's CBD are increasingly scarce.

Whether your strategy is immediate development, staged development, rezoning, or long-term land banking, 60-66 Gregory Street stands out as a high-potential asset in a proven regional growth market.

For further information or to arrange an inspection, contact:

Andrew Busiko
LJ Hooker Roma
0427 622 783

MORE DETAILS

Property ID	C0EHG2
Property Type	House
Land Area	4046 m2
Including	Toilets (1) Fire Place Deck

Andrew Busiko 0427 622 783

Rural Sales Agent | ruralsales.roma@ljhooker.com.au

LJ Hooker Roma (07) 4622 1222

74 McDowall Street, ROMA QLD 4455
roma.ljhooker.com.au | roma@ljhooker.com.au

