

*OUTLINE INDICATIVE ONLY

SOLD



Toogoolawah, 7178 Brisbane Valley Highway

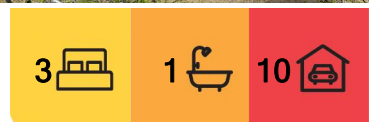
Prime Location and Position with Endless Opportunities

Welcome to an exceptional opportunity to acquire a 5,117 sqm parcel of land with prominent frontage along the Brisbane Valley Highway. This property, originally comprising three individual lots, presents significant potential for future subdivision, pending council approval. It's an ideal investment for those looking to capitalize on the growing demand for space in a strategic location.

Key Features

Size and Space: At 5,117 sqm, this property offers ample room for a variety of uses, whether for personal, residential, or light industrial applications. The generous size allows for potential expansion or development, making it suitable for both current and future projects, pending council approval.

Location: The property boasts excellent visibility and accessibility thanks to its location on



For Sale
Please Call

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the Brisbane Valley Highway, a major thoroughfare that provides easy access to surrounding areas. Additionally, it is conveniently located just 500 meters from the Brisbane Valley Rail Trail, which not only enhances recreational opportunities but also adds to the attractiveness of the site for potential business ventures related to tourism or outdoor activities, pending council approval.

Zoning Advantages: The Rural/Residential zoning permits a range of uses, including light industry, which could encompass small manufacturing, workshops, or service-oriented businesses, pending council approval. This flexibility makes the property particularly appealing for entrepreneurs or developers looking to create a diversified project.

Future Development Potential: With the potential for subdivision (subject to council approval), you can explore various development options that align with both personal and business goals. Whether you envision creating multiple residential lots, a mixed-use development, or expanding your current business operations, this property provides the foundation to bring your vision to life, pending council approval.

Original Queenslander Residence:

A full renovation project with charming original features

Classic VJ walls and high ceilings throughout

Spacious front veranda that wraps around the right side of the house

Three comfortable bedrooms

Open plan lounge and dining area leading to a semi-modern kitchen

Utility room with access to the side veranda

East-facing deck off the dining room, ideal for morning coffee

Impressive Steel Shed:

Expansive 24.4m x 12.2m with front roller door and three side roller doors

Includes office space, a toilet, and a hoist, perfect for various business or storage needs

Additional Property Features:

3 Phase power

Large section of vacant land adjacent to the steel shed

Older style stables offering further potential

Full town services connected to the property

Cressbrook Creek forms the serene back boundary of the property

Don't miss this unique chance to invest in a versatile property that combines space, potential, and a prime location. Whether you're looking to create a personal sanctuary, develop a business, or explore future subdivisions, this land offers endless possibilities. Act now to secure your piece of opportunity in a growing area.

Advertising Disclaimer

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More About this Property

Property ID	9E9HES
Property Type	AcreageSemi-rural
Land Area	5117 m ²
Including	Air Conditioning Toilets (1) Deck Workshop Solar Panels

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