



**PRICE GUIDE:** \$350,000.00

Area: 11.26 m2

## Vacant Land 27 Acres Main Bruce Highway Frontage

Hard to find, this 27-acre allotment sitting on the Bruce Highway on Townsville's northern outskirts offers a clean canvass for the new owner.

Located approximately 20 minutes drive from Townsville's CBD, and only 15 minutes from Stockland North Shore Community, it offers the potential for growth being in our northern growth corridor.

The property :

- Vacant Block on 11.26 ha. [27 acres]
- Town water supply available (runs past gate)
- Access to power (enquire for the cost through Ergon)
- Earth Dam on a vacant block
- All of this with highway frontage!
- Title Lot 73 Ep 1620
- See the brochure for a copy of the plan
- Townsville City Council Rates \$1958.62 h1/2023

The Location

- Located near Townsville's fastest-growing growth corridors
- 12-minute drive to Coles, Woolworths and other specialty shops
- Just 30 minutes from Townsville City



**Graham Lynham**  
0447 250 222



**Shelly Lynham**  
0414 250 166



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**