



PRICE GUIDE: \$230,000 Negotiable

Area: 1088 m2

A very unique find - 1088 m2 vacant land with stables [boxes]

With most properties suitable for racehorses being of an older vintage, this rare find, a 1088 m2 allotment with a set of boxes offers an owner the potential to design and build their own home to a bespoke plan.

Located close to Cluden Racecourse, and only minutes from Fairfield Waters.

THE PROPERTY

- Vacant land 1088 m2
- Stables/boxes
- Level block
- Plan attached

THE LOCATION

- Moments to the Fairfield Shopping precinct, restaurants, retail, and variety stores
- Close to the CBD and shopping precincts
- Close to-quality junior and senior schools
- Great Ring Road access to James Cook University and The Townsville General Hospital



Graham Lynham
0447 250 222

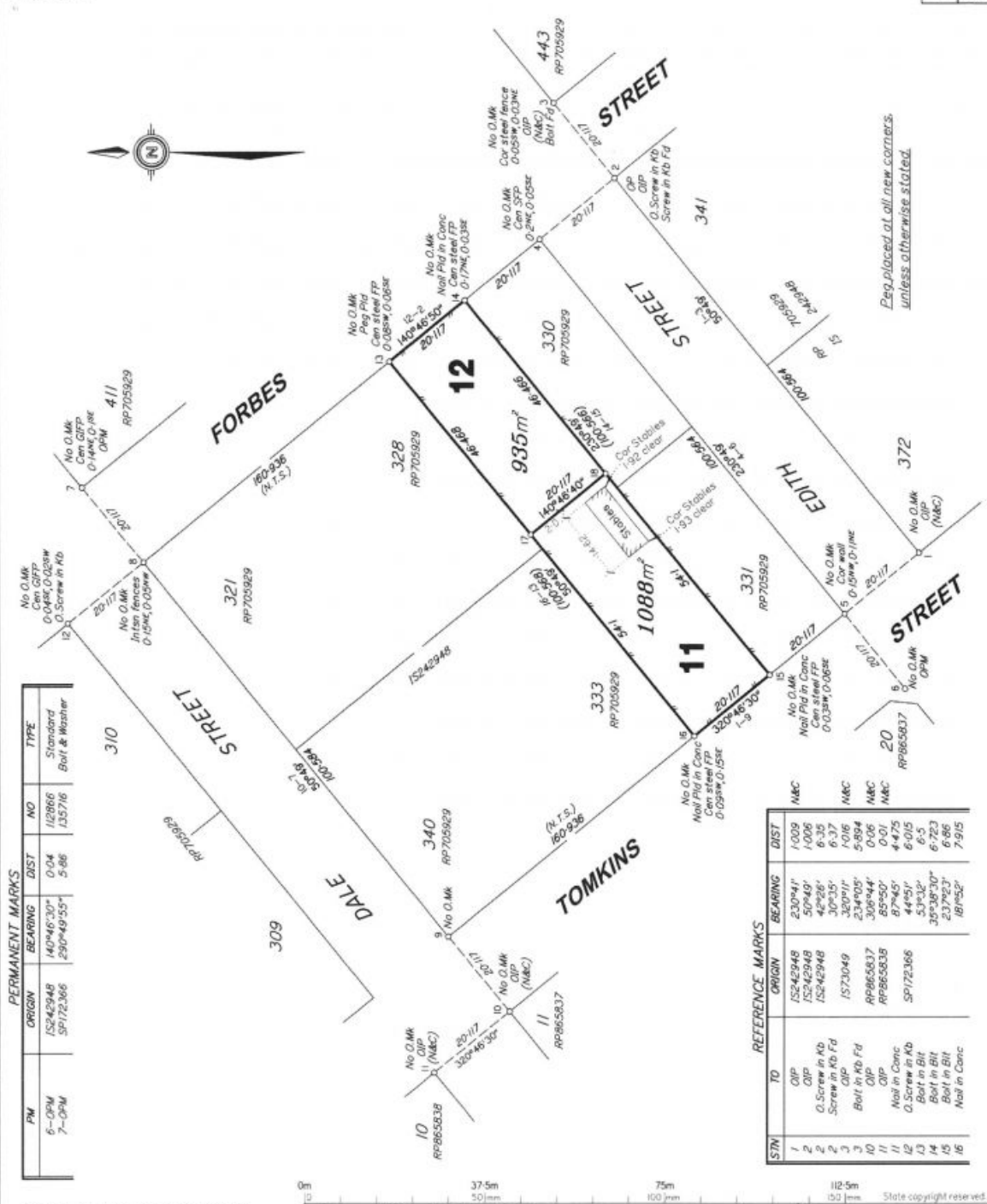


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OFFICE

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I, Geoffrey Lynn HANSEN, hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/07/2023.

Geoffrey Lynn Hansen

Date: 14/07/2023
Cadastral Surveyor