



**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

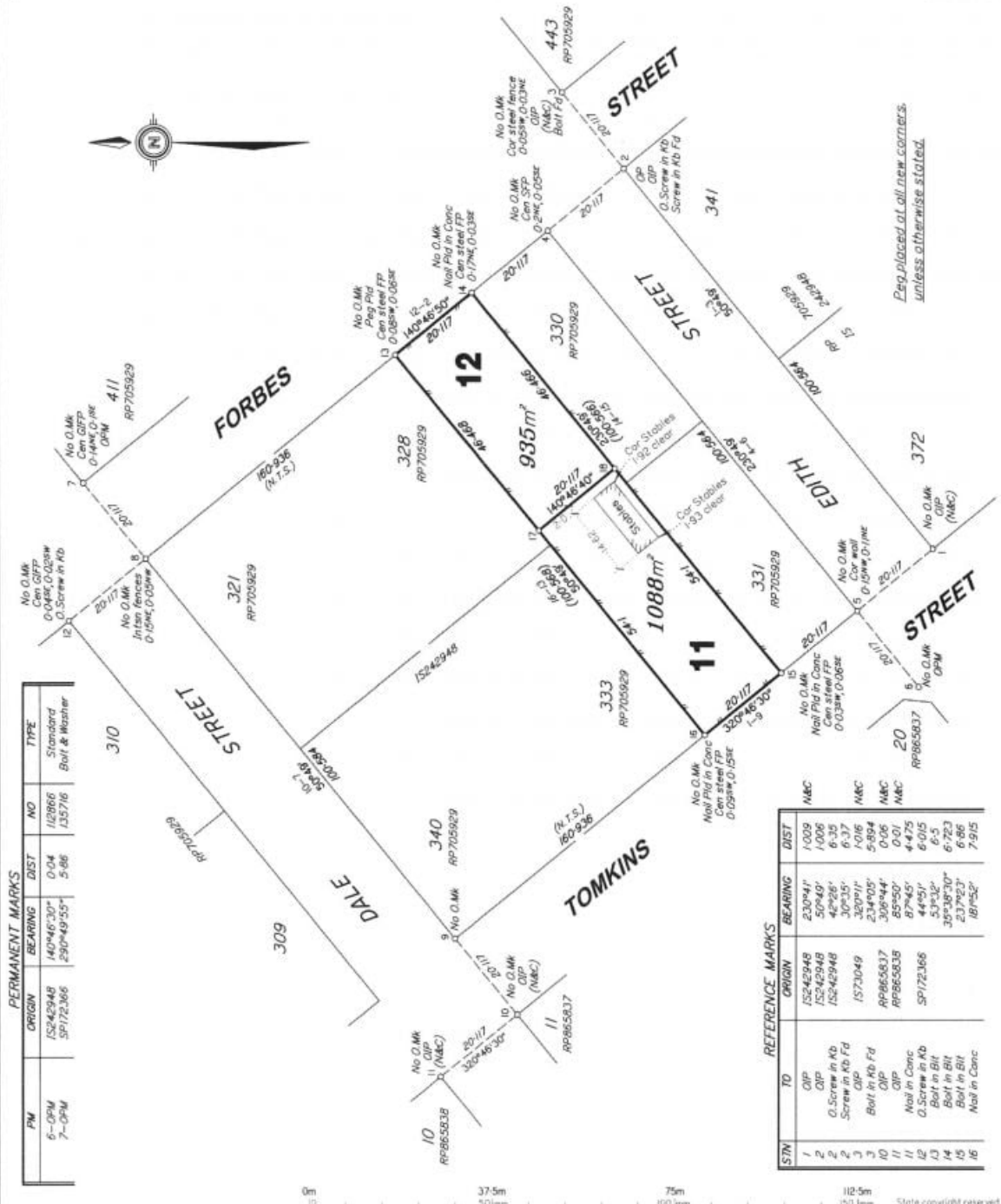


**Nathan Lynham**  
0427 695 162



**OFFICE**

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



PM	ORIGIN	BEARING	DIST	NO	TYPE
6-OPM	15242948	140°46'30"	0.04	12866	Standard
7-OPM	SP172366	290°49'55"	5.86	13576	Bolt & Washer

STN	TO	ORIGIN	BEARING	DIST	M&C
1	OPM	15242948	230°41'	1.006	M&C
2	OPM	15242948	50°49'	6.35	M&C
3	O.Screw in Kb	15242948	42°26'	6.35	M&C
4	O.Screw in Kb	1573049	320°21'	1.016	M&C
5	O.Screw in Kb	1573049	320°21'	5.894	M&C
6	Bolt in 4th Fd	RP865837	234°09'	0.06	M&C
7	OPM	RP865838	308°44'	0.06	M&C
8	OPM	RP865837	85°50'	0.01	M&C
9	Nail in Conc	SP172366	87°45'	4.475	M&C
10	O.Screw in Kb	SP172366	44°51'	6.015	M&C
11	Bolt in Blt	SP172366	53°32'	6.5	M&C
12	Bolt in Blt	SP172366	35°38'30"	6.723	M&C
13	Bolt in Blt	SP172366	23°23'	6.86	M&C
14	Bolt in Blt	SP172366	18°52'	7.915	M&C
15	Nail in Conc	SP172366			M&C
16	Nail in Conc	SP172366			M&C

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

**Plan of Lots 11 & 12**

Cancelling Lot 1 on RP726634

LOCAL GOVERNMENT: **TOWNSVILLE CITY COUNCIL**  
LOCALITY: **CLUDEN**  
Meridian: **MGA, Zone 55, Vide IS242948**

Scale: **1:750**

Format: **STANDARD**



**SP339979**

Survey Records: No