



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

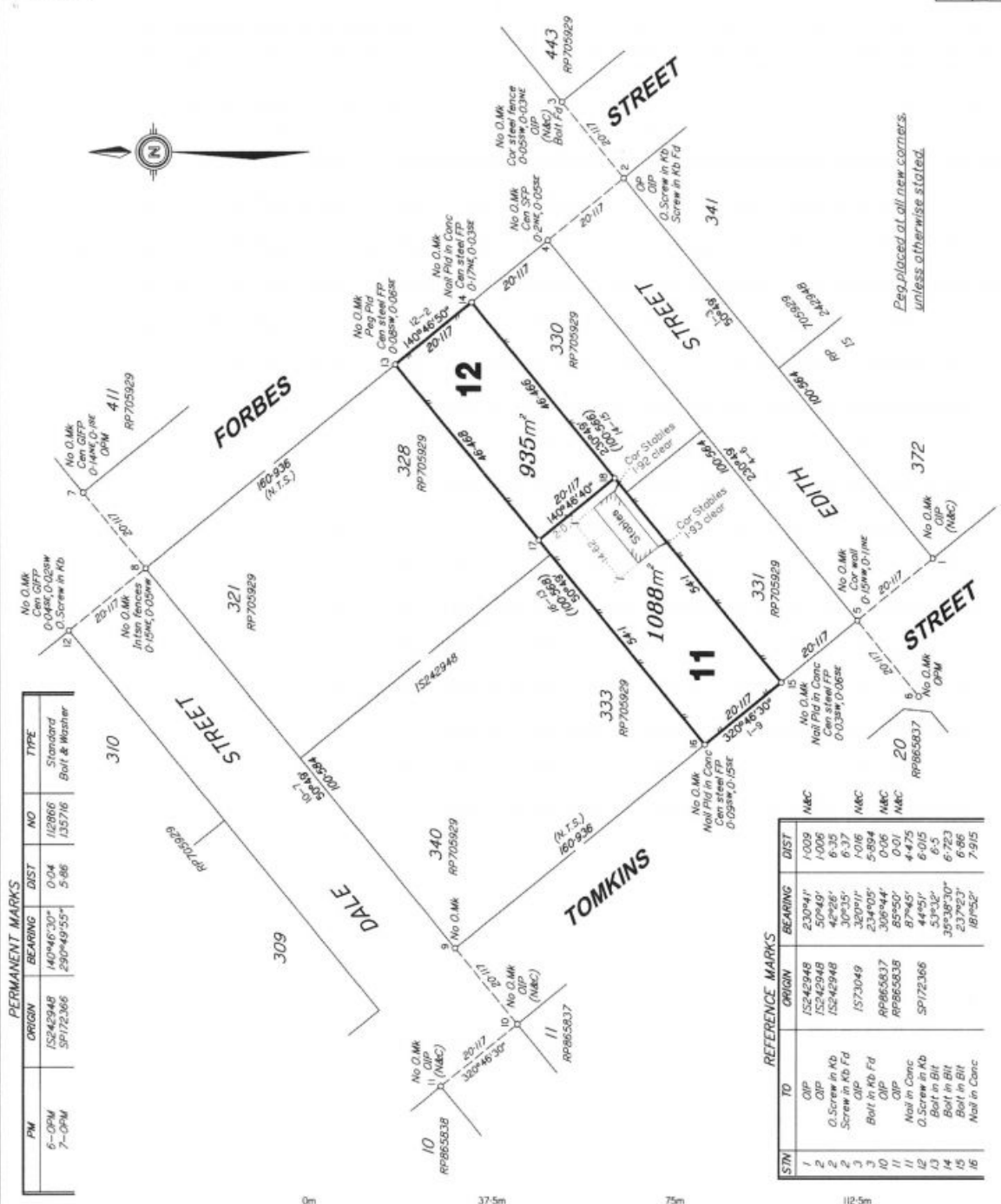


Nathan Lynham
0427 695 162



OFFICE

37Thuringowa Drive, Kirwan
07 4723 3222



PM	ORIGIN	BEARING	DIST	NO	TYPE
6-OPM	IS242948	140°46'30"	0.04	12866	Standard
7-OPM	SP172366	290°49'55"	5.86	13576	Bolt & Washer

STN	TO	ORIGIN	BEARING	DIST
1	OPM	IS242948	230°41'	1.009
2	OPM	IS242948	50°49'	1.006
3	O.Screw in Kb	IS242948	42°28'	6.35
4	O.Screw in Kb Fd	IS242948	320°21'	1.016
5	OPM	IS73049	330°21'	5.894
6	Bolt in Kb Fd	IS73049	234°05'	0.96
7	OPM	RP865837	308°44'	0.06
8	OPM	RP865838	85°50'	0.01
9	Nail in Conc	RP865837	87°45'	4.475
10	O.Screw in Kb	SP172366	44°51'	6.015
11	Bolt in Blt	SP172366	53°32'	6.5
12	Bolt in Blt	SP172366	35°38'30"	6.723
13	Bolt in Blt	SP172366	237°23'	6.86
14	Bolt in Blt	SP172366	181°52'	7.915
15	Nail in Conc	SP172366		
16	Nail in Conc	SP172366		

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**



Survey Records: No