

# 8A Junction Drive, Gowrie Junction, QLD, 4352

## Acreage Semi-rural For Sale

Thursday, 21 November 2024

8A Junction Drive, Gowrie Junction, QLD, 4352

Bedrooms: 4

Parkings: 6

Type: Acreage Semi-rural



Sue Edwards



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## Prime Development Opportunity in Thriving Gowrie Junction!

Don't miss this opportunity to develop a prime parcel of land only minutes away from Toowoomba and Highfields in the tightly held and thriving Gowrie Junction Suburb.

### Key Features:

- \* Address: 8a Junction Drive, Gowrie Junction
- \* Land Size: 7.03 hectares (17.37 acres)
- \* Zoning: Residential Township
- \* Lot 64
- \* RP 913062
- \* Toowoomba Regional Council

For Sale by Owner - Has Committed Elsewhere.

Nestled in the tightly held and rapidly expanding community of Gowrie Junction, this sprawling 7.03-hectare property offers an unparalleled development opportunity just a stone's throw from Toowoomba.

### Key Features of the Land:

Zoning & Infrastructure: Zoned as township with prior development approval with an application for extension in progress.

Council water connection, and dual street frontage via Junction Drive and Hayden Road.

### Prime Location:

Under 10 minutes to Highfields, Wilsonton, Meringandan & the booming Charlton Precinct

Approx. 15 minutes to Toowoomba CBD

Approx 20 minutes to Toowoomba Wellcamp Airport

Easy Access to Toowoomba Bypass

Growth Potential: Close to Toowoomba Hospital and the proposed Inland Rail freight line.

Few suburbs can match this level of surrounding infrastructure development.

On Lot 19 of the proposed DA you will find the original main residence in good condition still on site that boasts spacious Living: Four large bedrooms, three bathrooms (two ensuites), open-plan living and dining, a renovated kitchen, and a second living area with an office. Outdoor Features include large east-facing entertaining area and west-facing alfresco Double drive-through garage Fenced house yards .

Further Improvements included fenced paddocks, Sand-covered equestrian arena, Machinery shed 9m x 13.5m with concrete lean-to with workshop  
6x12m shed. 3Phase Power.

This is a rare opportunity to secure a significant landholding with immense potential in one of Queensland's top-performing investment regions.

Whether you're a visionary developer or seeking a lifestyle property with future prospects, 8a Junction Drive is not to be missed.

### Current Rates:

General: \$1,684.87 net per half year

Water: \$315.29 net per half year (plus consumption)

School Catchments:

Primary: Gowrie State School

High School: Highfields State Secondary College

Contact us today for you information memorandum or to arrange an inspection on this exceptional property!

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Disclaimer: While every effort has been made to ensure the accuracy of the information provided, prospective buyers are encouraged to make their own inquiries.