

FOR SALE

\*OUTLINE INDICATIVE ONLY



## 247 Hursley Road, Torrington

5  2  6 

ELEVATED by a favourable Town Planning Classification, Jacqui Walker and Jeromy Wainwright present this potential license to PRINT MONEY ... a 7.1 Acre Site only 4.8km to major Clifford Gardens Shopping Centre.

**Price:** Contact Agent

**View:** [remax.com.au/property-details/21311735](https://remax.com.au/property-details/21311735)

**Jacqui Walker**

**M 0419 648 026**

**Jeromy Wainwright**

**M 0419 776 313**

' THIS ONE'S a pot of gold !! ' says Jacqui Walker.

' THE FAVOURABLE Town Planning Classification sets you up to pursue profit !! ' says Jeromy Wainwright.

**RE/MAX Success, Toowoomba**

**JUST 4.8KM to Clifford Gardens Shopping Centre and featuring an early 1980's 2-Level Brick Home with internal Double Garage, this opportunity is all about the VALUE OF THE LAND HOLDING.**

**SO LET'S ORBIT Over the Options here:**

### **Option 1:**

----- In short, SUB-DIVIDE!

----- A Local Planning Instrument known as a TLPI covers this site, to assist Housing Supply Assistance Measures

----- This TLPI enables residential development on 'serviced and appropriately located land', to assist in alleviating the current housing shortage

----- Current classification: Emerging Community - Low Density Residential

----- Current zoning: Rural Residential

----- According to a local Town Planner, this 7.1 Acre property (28,400 Sq Mtrs) could be split into a series of 500 Sq Mtr allotments, subject to Council Approval

**OR**

### **Option 2:**

----- Speculators could acquire this property, and hold it 'as-is'

----- Rental income on the liveable home could offset your holding costs

----- Last time we checked, they weren't making more land

**NEXT, let's Deep-Dive in to this Development Opportunity in this growth corridor:**

<http://www.remaxsuccess.com.au>

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