



## Gowrie Birnam Road, GOWRIE JUNCTION, QLD 4352

2 x 10 Acre Lifestyle blocks Available

Seldom does an opportunity present itself to secure one or two vacant lifestyle acreage blocks opposite an established residential development with all the conveniences of city living.

Perfectly located on the doorstep of Toowoomba and within walking distance to the Gowrie Junction School, sports complex, hall, parks and convenience store with service station, rural supplies shop and great take away & dine in meals.

2 Separate lots available of approx. 10 acres each

- Lot 408/A34873 â## 158m road frontage â## 4.148 HA - 10.25 Acres
- Lot 409/A34873 â## 139m road frontage â## 4.654 HA - 11.5 Acres

Some of the many features include;

**TYPE:** Sold

**INTERNET ID:** 300P105178

**SALE DETAILS**

**Offers above \$399,000 each**

**CONTACT DETAILS**

**Elders Real Estate  
Toowoomba**  
202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Sue Edwards**  
0437 377 988

- Cleared and relatively level block
- Fully fenced & older style stock proof fencing
- Gowrie Creek at rear
- Located opposite Treeline Drive and Arcane Drive
- Easy access to the new bypass to Brisbane
- approx. 15 Minutes to Wellcamp airport
- approx. 8 minutes to Toowoomba and Highfields
- approx. 1hr40mins to Brisbane
- Bitumen Road Frontage
- Power close by
- Currently used for grazing cattle and cropping
- Rich fertile black soils
- Buses to Toowoomba High schools available
- Rubbish Collection and Mail service

With plenty of room to build your dream home, multiple sheds for the car enthusiast or tradie or add an arena and stables for the pony.

Gowrie Junction is a local friendly community, a perfect place to call home and for the children to play and enjoy some space.

The options are endless - Buy 1 or Buy 2.

If you are chasing rural living but love the feeling of city lights then don't delay, call Sue Edwards at Elders today on 0437 377 988 to arrange your inspection today.

