



115 Link Road, CABARLAH, QLD 4352

7,567m² Lifestyle Block in Tightly Held Cabarlah

7,567.00 square metres,

Positioned in the ever-popular Cabarlah, this 7,567m² block offers a lifestyle that's becoming increasingly hard to find, space, privacy, and convenience all in one.

Scattered with established trees and enjoying a peaceful setting, the property feels a world away while still being just minutes from Highfields and only 20 minutes to Toowoomba. With schools, shops, and everyday amenities close by, along with Hampton and Crow's Nest within easy reach, it's the perfect foundation to build something special.

Gently sloping towards the rear, the land provides a natural fall that supports effective drainage while creating an ideal platform for a thoughtfully positioned home. The block offers a well-balanced mix of open, usable space and established tree coverage, giving you flexibility in design while maintaining natural character.

Accessed via a well-maintained shared driveway, the property is set well back from the road, creating a quieter setting and a greater sense of separation from passing traffic.

TYPE: For Sale

INTERNET ID: 300P175544

SALE DETAILS

**Interest Above
\$625,000**

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Zac Turley
0477 300 121

The orientation and shape of the land allow for a home that can take advantage of elevation, airflow, and a desirable north-east facing rear aspect, ideal for morning light and comfortable outdoor living. Whether it's a considered family home, outdoor entertaining, or additional shedding, there is space here to create something that works with the land rather than against it.

Surrounded by established homes and quality builds, the immediate area provides confidence in how neighbouring properties have been developed, while also highlighting the limited availability of blocks of this size within tightly held acreage pockets of Cabarlah.

The block is available to inspect at your convenience. For further information or to arrange a site visit, please get in touch with Zac directly.

Features You'll Appreciate:

- Expansive 7,567m² allotment with usable land.
- Town water available.
- Gentle rear slope supporting drainage and elevated build positioning.
- Set back from the road via shared driveway for added privacy.
- Power available at the front of the block.
- Fenced on three sides.
- School bus service available in the area.
- Regular bin service available.
- Balanced mix of open space and established tree coverage.
- Surrounded by quality homes in a tightly held pocket.
- Plenty of space for shedding, pool, and outdoor entertaining.

School Catchment:

- Prep to Year 6: Geham State School
- Year 7 to Year 12: Highfields State Secondary College

Property Rates:

- General \hat{A} ½ yearly (gross): \$1,194.09
- Water access \hat{A} ½ yearly (gross): \$397.27

Additional Information:

- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 49 on Survey Plan 325129.
- Orientation to Street: West.
- Allotment Size: 7,567 m².

Advertising Disclaimer:

While we have taken great care to provide accurate information, we deny liability for any errors, omissions, inaccuracies, or misstatements that may appear. Prospective purchasers are encouraged to independently verify all details before making any decisions.

- Land Area 7,567.00 square metres



