



81 Steger Road, CHARLTON, QLD 4350

Position, Position, Charlton Precinct Acreage Development Site

13.26 hectares, 32.77 acres

Situation: Conveniently positioned 760 metres North from the main Charlton Warrego highway intersection. App 2 kms to the Toowoomba Bypass. Steger Road is rated as a heavy vehicle access road as it will be the main feeder road to the Inter Link SQ Industrial Rail and freight Precinct along with numerous other businesses that will be coming to the area as the town planning map demonstrates

Area & Tenure: 13.26 HA - 32.76 Acres

Zoned: Medium Impact with a Transport Warehouse overlay.

Country: The property has 2 road frontage, gently sloping rising to an elevated basalt hill.

Water: equipped electric bore.

Home: 4 bedrooms main with ensuite, large living areas with updated kitchen and in ground swimming pool.

Improvements: Numerous farm sheds, silos and yard.

TYPE: Sold
INTERNET ID: 300P9177

SALE DETAILS

\$3,500,000

CONTACT DETAILS

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

Sue Edwards
0437 377 988

Remarks: Acreage of this size, position, zoning and features are extremely hard to find. Whether you are looking for a new base for your business or wanting a quality parcel of land to develop or land bank for the future, 81 Steger Road ticks a lot of Real Estate/Development boxes and is a must have for your Real Estate Portfolio, This property is positioned for a exciting future .

- Land Area 13.26 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

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|------------------|---|
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| Bathrooms | 2 |

