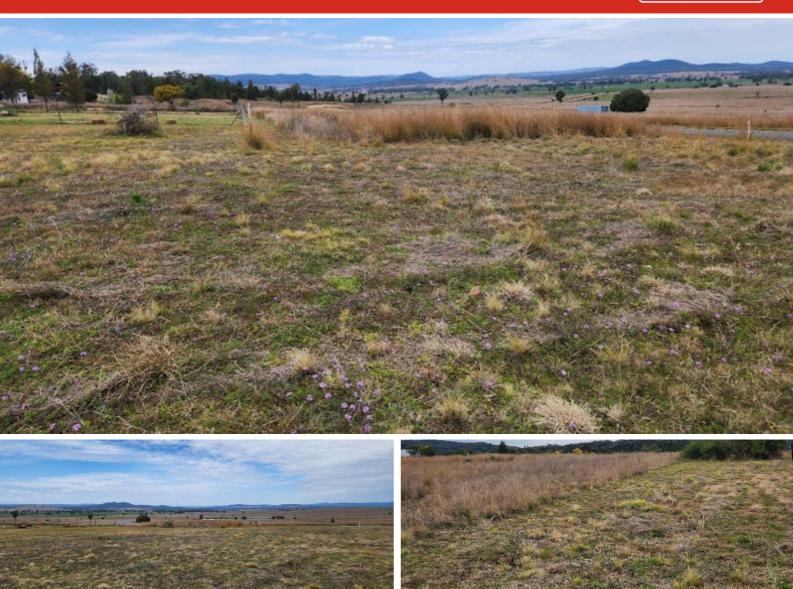
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11 Raleigh Road, SILVER SPUR, QLD 4385

Vacant Land with Hillside Views - Silver Spur, QLD

1,012.00 square metres,

Escape to the quiet charm of Silver Spur, a peaceful rural community just outside Texas, QLD. This generous 1,012m² block offers the perfect balance of space, privacy, and natural beauty.

Located just a short drive from Texas, this block is a rare opportunity to secure land in a scenic, rural location.

Refer to Goondiwindi Council re building

Land Area 1,012.00 square metre

TYPE: For Sale

INTERNET ID: 53P1234

SALE DETAILS

\$30,000

CONTACT DETAILS

Elders Real Estate Warwick 139 Palmerin Street WARWICK, QLD 07 4667 8200

Andrew Williams 0429 004 299

elderswarwick.com.au









- A. As the soning is Rural a Building application received for a dwelling house will be considered, provided if meets the Georetiwnall Regional Council Manning Schemick accepted development benchmarks which include.³
 - A habitable dealing must be connected to services e.g. Water Electricity. Severage & Starmwater. As there are no services in this location, the applicable will need to satisfactivity address these.
 - will need to additionably additions these.

 Note: In accordance with Queen pland Plumbing & Wixatewator Code Guidalines, shemical, composing and increasing billets are not approved by the Chief Executive nor does the Qrivir dode cover their design or installation. Divellings must be connected to an on-site awarding system beingen by a quelling designer and the size of the block may restrict the capacity and broaden of the unit, Plumbing at & Drainage approved is required. Council's current flee to hodge a Plumbing and Executing application or \$380.00; plus after of \$75.00 per feture primerum 3 fintures.
 - Council's current Building application fee for a new dwelling is \$1,510.00.
 - All buildings and shirtchies including a dwelling house in the Rural Zone must meet the boundary author requirements which are 20 metrus from all most floritages and 10 metrus from all aide and reor boundaries.
 - A driveway crossover from a formed road into the property is constructed to Council Standards. The minimum standard would be gravel to the property boundary with 1 fan of followen seal from the edge of a sealed road, or gravel from a strends gravel pract, in the capse where there is an omnode road, the applicant may be required to construct a new road in accordance with Council's





- 10m2 carrent be constituted prior to a steeling. Council's current fluitting application fee for a steel 10s domestic shed or carport is \$575.00.
- Q: Can I build a habitable shed here?
- A. Yes, if it meets the accepted development sitteds of a divelling house for Planning Building and Planning surposes. Application and budgement free for a dwelling house apply.
- Q: What is the minimum size dwelling I can built? Can I build a "trry house"?
- A. Council currently has no minimum theeling size requirements. Building, Plumbing & Drainage applications and approvals are required.
- Q: Can I bring a caravan, camper trailer or a tent to camp on my property?
- A. This would be considered temporary or short-term accommodation. Town Planning approval may be required for providing short-term accommodation or even be considered a Tourist operation.

Should you wish to live on the property whilst building or moovaling your dwelling you sen apply for temporary skeeling approval. Council's current Temporary Owelling application fee in \$445.00. The application must be integed prior to or at the same time as the building application and an approval may be granted for a maximum of 18 encodes, provided the remporary accumendation is connected to services and progress of construction is evident.