



## 22 Fleming Road, GLENWOOD, QLD 4570

COUNCIL APPROVED SHED - ADD THE FINISHING TOUCHES

**7,456.00 square metres,**

Set on a generous 7,456m<sup>2</sup> block in Glenwood, 22 Fleming Road offers a great opportunity for buyers looking for space, privacy and a project with strong future potential.

The main feature of the property is the council approved 14m x 7m shed, set on a Class 1a slab, with an additional 14m x 3m awning. Internally, the shed has already been framed out to include two bedrooms, an open plan living area, kitchen space and general internal layout, giving the next owner a solid head start.

While the structure is still a project and not yet fully completed, much of the hard work has been started. This makes it ideal for someone wanting to finish the space to suit their own needs, whether that be a weekender, lifestyle base, storage setup or future living arrangement, subject to any required approvals and final works.

The block itself offers plenty of usable space, with room for gardens, extra shedding, vehicles, animals or simply space to enjoy the quiet Glenwood lifestyle.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 72P16955

**SALE DETAILS**

**\$449,000**

**CONTACT DETAILS**

**Curra Country**  
Shop 1 Birdwood Drive  
Gunalda, QLD  
07 5484 6755

**Alex Bennett**  
0449 667 886

Located in a peaceful rural-residential pocket, the property gives you the feeling of space while still being within reach of local amenities, Glenwood State School, the Bruce Highway and surrounding townships.

#### Key Features

- 7,456m2 lifestyle block
- Council approved 14m x 7m shed
- Class 1a slab
- 14m x 3m awning
- Internally framed out
- Planned two-bedroom layout
- Open living and kitchen space
- Great project with future potential
- Peaceful Glenwood location

To experience everything this property has to offer, contact Alex (0449 667 886) or Neville (0404 124 091) today to book your inspection.

N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time.

#### DISCLAIMER:

" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".

- Land Area 7,456.00 square metres





