

1, Read Road, Toll, Qld 4820

Other For Sale

Friday, 5 April 2024



1, Read Road, Toll, Qld 4820

Area: 5 m2

Type: Other



Tom Slaney

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Offers over \$380,000

Location: Lot 1 - Read Road, Toll 4820 is located on the outskirts of Charters Towers, on northeastern side of Town. Approximately 5 km from the town centre. It is situated in a quiet subdivision surrounded by new houses.

Services: Situated in Charters Towers the property accesses all the services of a regional town with a population of approximately 9000 people. Schooling, both primary and secondary, are a feature of the Charters Towers community with the town boasting three Private Schools, the State High School and three State Primary Schools. Charters Towers is an historic city established in the gold rush of the 1880's and still services the large Gold Mining and Grazing Industries of the Dalrymple Shire. For cattlemen, the weekly liveweight selling centre in Charters Towers, Live Export ex Townsville (110km) and Townsville meatworks are all major attractions for this location. Townsville is a vibrant city of approximately 200,000 people with diverse industry and opportunity for employment, business, and higher education.

Area & Tenure: Lot 1 SP 167326 Area 5.16 Ha (12.75 acres) Property Type - Vacant land, Freehold Land Use- Vacant, Large House site. Zoning - Rural and Rural Activity

Land: Lot 1, Read Road is a mixture of soil types but mostly consisting of red clay and loamy chocolate black soil, "gold fields country". It has a mixture of pasture such as Buffel grass, Urachloa, couch grass, spear grass and various legumes such as Verano and Townsville silo. It is currently being used as a horse paddock carrying 2 horses easily. It has some weeds such as Chinese apple, Neam trees and mimosa but only in small patches.

Water, Power, Services: Lot 1 - Read Road has town water connected to the property. There is a council-maintained (metred) water tap in the Northwest corner of the property. There is a weekly rubbish collection service as part of the rates. Currently there is no power connected to the property, but it has a three-phase power line running past and a transformer in place which could be used to connect to a household or shed. As well as this there is a Telstra phone line running past the boundary and the council have a Fire hydrant access point just outside the boundary, in case of a fire.

Proposed Subdivision Information: This investment would suit a buyer looking for either a very large homesite or an investor looking to subdivide it and sell as multiple parcels or land. The current owner has had developers provide quotes to subdivide this land. It can or could be cut up into at least 4 blocks.

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