

**15247 New England Highway, Nobby, Qld 4360**



**Residential Land For Sale**

Friday, 5 April 2024

15247 New England Highway, Nobby, Qld 4360

Area: 1378 m2

Type: Residential Land



Ian Brady

## OFFERS INVITED

Nutrien Harcourts Clifton is privileged to bring to market, 15247 New England Highway, Nobby. This parcel of land is currently home to long term business that will be vacating the property at the end of April, the property will be presented ready for new owners with new ideas.

**Location** • Located directly alongside the "under construction" United Petroleum Service Station • Located on the New England Highway • 5km from Rudds Pub, Nobby • 23km from Allora • 35km from Toowoomba • 155km from Brisbane via Heifer Creek Road and Gatton

**Current infrastructure** • A large 20m x 14m shed complete with ground floor work space with dual 5m high roller doors and PA doors. • Powered with many power points and full light with mercury flood lights inside and led floods outside. • Mezzanine floor office space or bedroom with an elevated storage area complete with separate ladies toilet. • Office space is approximately 4.5m x 4.5m with windows into workshop and window with views across farmland to the East. • Ground floor comprises a complete lockup living quarters, suitable for workers or caretakers. • Ground floor comprises an air conditioned office or bedroom, large open plan living/dining and kitchen. • The kitchen is equipped with cooktop and oven, dual sink, storage cupboards. • Flooring throughout ground floor is vinyl wood planks. • Internal laundry. • Tiled bathroom with shower, vanity, linen cupboard and 2nd toilet.

**Outside features** • 6.m x 6.5m open carport • 34,000 litres (approximately) rain water storage through four tanks • Sceptic system • All weather gravel yard • High, chain mesh with two strand barb wire perimeter fence. • Double wide lockable gate. • Opportunities are endless for a property like this, trailer hire depot, transport hub, towing business, smash repairs, etc

For an immediate inspection, please call Ian 0417 077 293