

**1547 Gatton-Helidon Road, Grantham, Qld 4347**



**Other For Sale**

Wednesday, 1 May 2024

1547 Gatton-Helidon Road, Grantham, Qld 4347

Area: 5 m2

Type: Other



Harsha Kumarasinghe  
0746386169



Jacqui Walker  
0746386100

## Inviting Offers From \$599,000

ARE YOU LOOKING for an excellently positioned Lockyer Valley site with water security, shed infrastructure, and a soil type suited to a variety of uses?WHAT about 3 Phase Power and a bitumen road frontage?THEN YOU'VE STRUCK GOLD here at 1547 Gatton-Helidon Road in Grantham. This strategic Lockyer Valley site with INDUSTRIAL SHED is only 6km to Helidon ... 10km to Gatton ... and 25km to Toowoomba.DEEP DIVE: - Large INDUSTRIAL SHED::: 30m x 18m::: Fully-enclosed ::: High clearance::: Drive-THRU end-to-end::: Sub-internally, there's a lockable WORKSHOP::: With 3-PHASE POWER :::: Concrete floor::: STORAGE area above the workshop- Set on 14.7 Acres::: Lovely outlook::: Soil type ranges from quality sandy loam type soil through to rich black soil::: This allows for various crops and vegetables to be grown- Water::: The BORE pumps 4,000 gallons per hour::: The DAM would hold 1 mega-litre, and is ready to be lined::: 7,000-gallon poly-TANK connected to the Shed::: 3" underground main, fitted with 17 x IRRIGATION hydrants- Access::: Bitumen Road frontage to Gatton-Helidon Road::: Also bonus backroad access::: A grass air strip is located on the eastern side of the property, for personal use only- Fencing::: Boundary is fenced in good condition::: Some fences netted- Power and Comms::: Heavy duty power at the front of the property::: 3 Phase power to workshop inside shed::: NBN connectivity to Workshop inside shed- Some equipment also available for optional purchase::: Potentially the tractor, forklift, buggy, portable toilet, and fertiliser::: Discuss with Harsha and JeromyREGIONAL INFRASTRUCTURE / HIGHLIGHTS:- \$1.6 billion Second Range Crossing completed 2019- Toowoomba is a key strategic link in the National Land Transport Network- Wellcamp Airport carries international cargo- A delegation of SE Qld Mayors met with the then Prime Minister, Opposition Leader and 16 advisors in early 2021, securing 'good support' for the delivery of an 'SEQ City Deal' - a 20-year agreement between three levels of government and industry to jointly identify and deliver infrastructure and economic priorities for South East Queensland- Lockyer Valley Region population: 41,000 approx- Toowoomba Population: 130,000 approxTHE LARGE INDUSTRIAL SHED set on 14.7 Acres in a strategic Lockyer Valley position with water is only the beginning.YOU'VE SCROLLED OVER all the additional features and benefits, and now it's time to SEE.FOR INSPECTION OR A CHAT, Selling Agent Harsha Kumarasinghe, and Agent Jeromy Wainwright, are standing by for your call or inquiry. MAXIMISE THIS OPPORTUNITY NOW!\*\*\*USEFUL INFORMATION with compliments of The Jacqui Walker Sells Team:- Local Government Area: Lockyer Valley Region- Real Property Description: Lot 212 on Crown Plan CA311059- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.