

**21a Jellicoe Street, Mount Lofty, Qld 4350**

**Residential Land For Sale**

Friday, 31 May 2024



21a Jellicoe Street, Mount Lofty, Qld 4350

Area: 860 m2

Type: Residential Land



Jacqui Walker  
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## Inviting Offers In The Vicinity of \$1,000,000

JACQUI WALKER presents this never-to-be-repeated opportunity to secure this sensational, rare vacant building lot in the prominent, highly regarded Mount Lofty. WALK ONE HUNDRED METRES thru a Carpark from this VALUABLE ALLOTMENT to discover the majestic Boyce Gardens position - the jewel of Mount Lofty. JACQUI WALKER says: 'All the demanding site work has been done, ready for you to Build. 'I SAID: Ready for you to build !! TWO TOP building options: 1) Build 2 strata-titled upmarket, magnificent TOWNHOUSES in this east-side, well-sought after position. Your premium development will set you up to pursue maximised profit. PLANS ARE AVAILABLE. Contact Jacqui Walker to see the plans. OR 2) Imagine the delight of creating your own premium, DESIGNER DREAM HOME here among surrounding premium character homes. This charming homesite cries out for a grand design to make the most of the vantage, area flavour and location. Envision yourself arriving home to your luxuriously built home through a securely gated entry. Perhaps a striking lap pool could adorn a gracious sense of outdoor living. This might lead to auto garaging for multiple vehicles and grand designer home. DEEP DIVE:- 860 Sq Mtrs Vacant Building Allotment - Well-retained- Fenced on 3 sides- Adorned by 2 beautiful trees- Lovely surrounding tree canopy across neighbouring properties- Real Property Description: Lot 14 on Survey Plan 317480 IDEALLY on Toowoomba's east-side, what's IN THE AREA:- 100m thru a carpark to Boyce Gardens- 250m to Mountain Bike Park with awesome terrains- 850m to Harvey Park- 1.0km to Wendland Fine Foods ... Cafe ... Thai ... and Beauty Pampers!- 1.0km to Toowoomba State High School, Mt Lofty campus- 1.3km to Fairholme College- 1.6km to Toowoomba Anglican School- 1.6km to TAFE- 1.6km to Oval at Southern Cross Reserve- 1.8km to Toowoomba's beautiful Botanic Gardens, leading to Queens Park- 1.9km to Toowoomba East Primary School- 2.2km to St Vincent's Private Hospital, a cafe, and Specialist medical precinct- 2.3km to Toowoomba Grammar School- 2.6km to Park House Cafe and Cafe Valetta- 2.7km to Northpoint Shopping Centre- 3.5km to Toowoomba CBD- 3.2km to Downlands College- 3.3km to The Empire Theatres- 3.6km to Grand Central Shopping Centre / CBD- 5.5km to The Glennie School WITH ALL THE DEMANDING SITE WORK DONE, and 2 top building options, the opportunity to buy 21a Jellicoe Street represents a rare proposition to build and live prestigiously on a rare east-side allotment, or to pursue a premium property development and profit. MAKE NO MISTAKE, this is a truly rare opportunity, one that may never be repeated. TAKE A WALK ON-SITE with Jacqui Walker today. SEE NOW! \*\*\*Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.